



APPLICATION REFERENCE: PF/19/1751

LOCATION: Land off The Street, Hindolveston

PROPOSAL: Erection of 2 no. dwellings with access (Outline application with all matters reserved other than access).



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SITE LOCATION PLAN





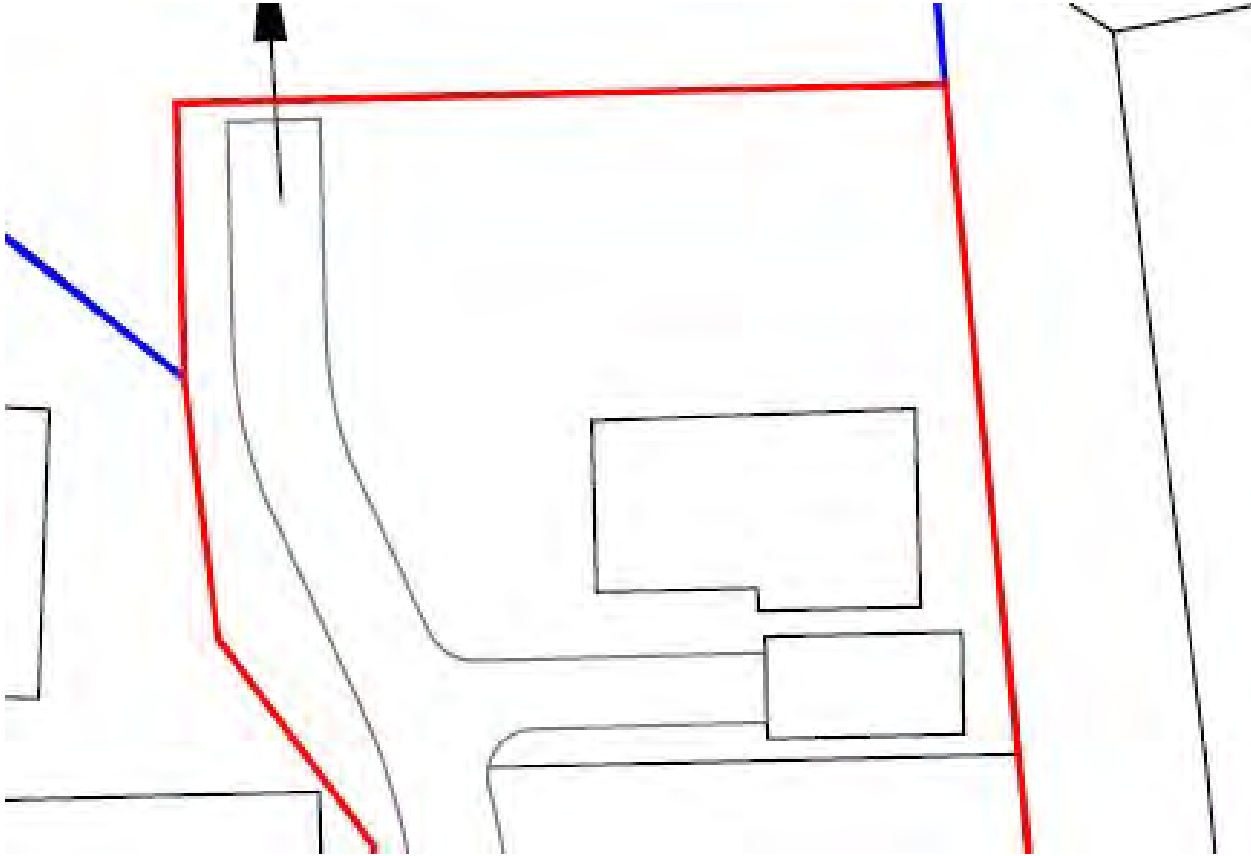
BLOCK PLAN



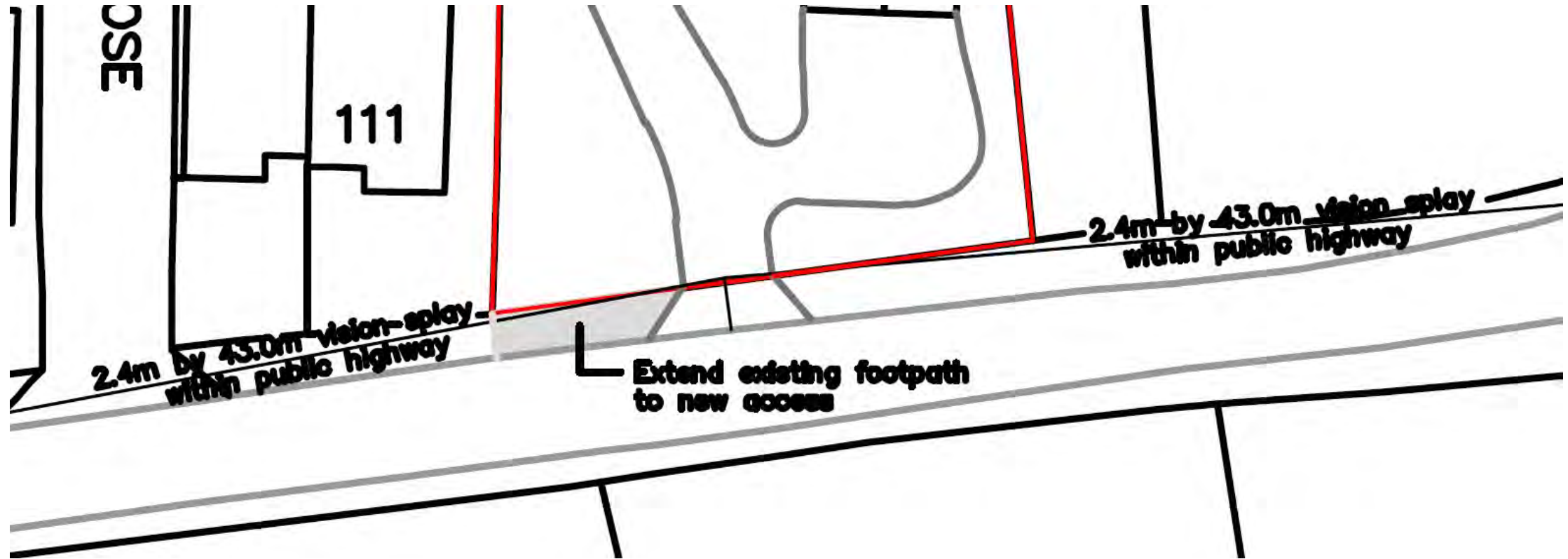
INDICATIVE PLAN FRONT PLOT



INDICATIVE PLAN REAR PLOT



PROPOSED ACCESS





VIEW OF FRONT



Front of site showing boundaries with adjacent dwellings

VIEW NORTH FROM WITHIN THE SITE



View North from the site

VIEWS ALONG THE STREET



View West along The Street



View East along The Street

ADJACENT DWELLINGS



Dwellings to the West of the site



Dwelling to the South

RELATIONSHIP WITH ADJACENT DWELLINGS



View to Eastern boundary, with Broughton Close visible



View to Western boundary with adjacent dwelling



MAIN ISSUES

- Principle
- Design & Amenity
- Highways & Access
- Landscape
- Environmental Considerations
- Other Issues

RECOMMENDATION

RECOMMENDATION:

Delegate authority to the Head of Planning to REFUSE for the following reasons:

1. In the opinion of the Local Planning Authority, the proposal comprises residential development on a site which is located outside of the established settlement hierarchy and on land designated as Countryside under Policy SS1 of the adopted Core Strategy. Policy SS2 prevents new housing development in the countryside apart from certain limited exceptions which do not apply in this case. In the opinion of the Local Planning Authority there are no material considerations which would justify the erection of an additional dwelling in the Countryside contrary to policies SS1 and SS2 of the adopted North Norfolk Core Strategy
2. In the opinion of the Local Planning Authority, the proposal would result in a form of back land development not in keeping with the prevailing pattern of development and which would encroach on the open countryside. The proposed development would fail to respect the density and character of the surrounding area, and would result in harm to the open landscape characteristic of the site. The proposed development would therefore, be contrary to the provisions of Policy EN4 of the adopted North Norfolk Core Strategy

Full wording of reasons to be delegated to the Head of Planning

APPLICATION REFERENCE: PF/20/0180

LOCATION: Constantia Cottage Restaurant,
High Street, East Runton

PROPOSAL: Change of use from restaurant and
two residential units to seven holiday lets and
caretaker accommodation



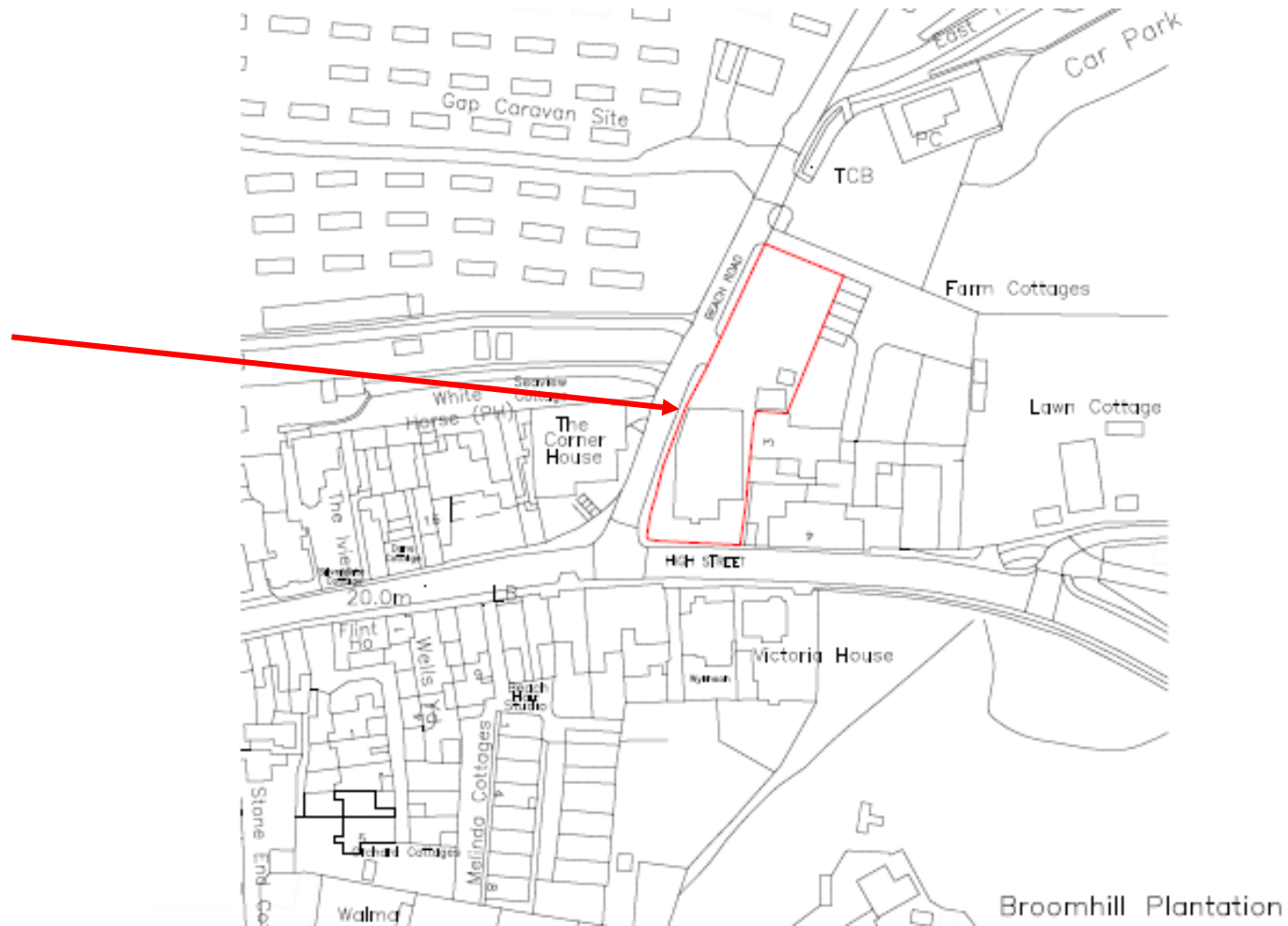
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SITE LOCATION PLAN

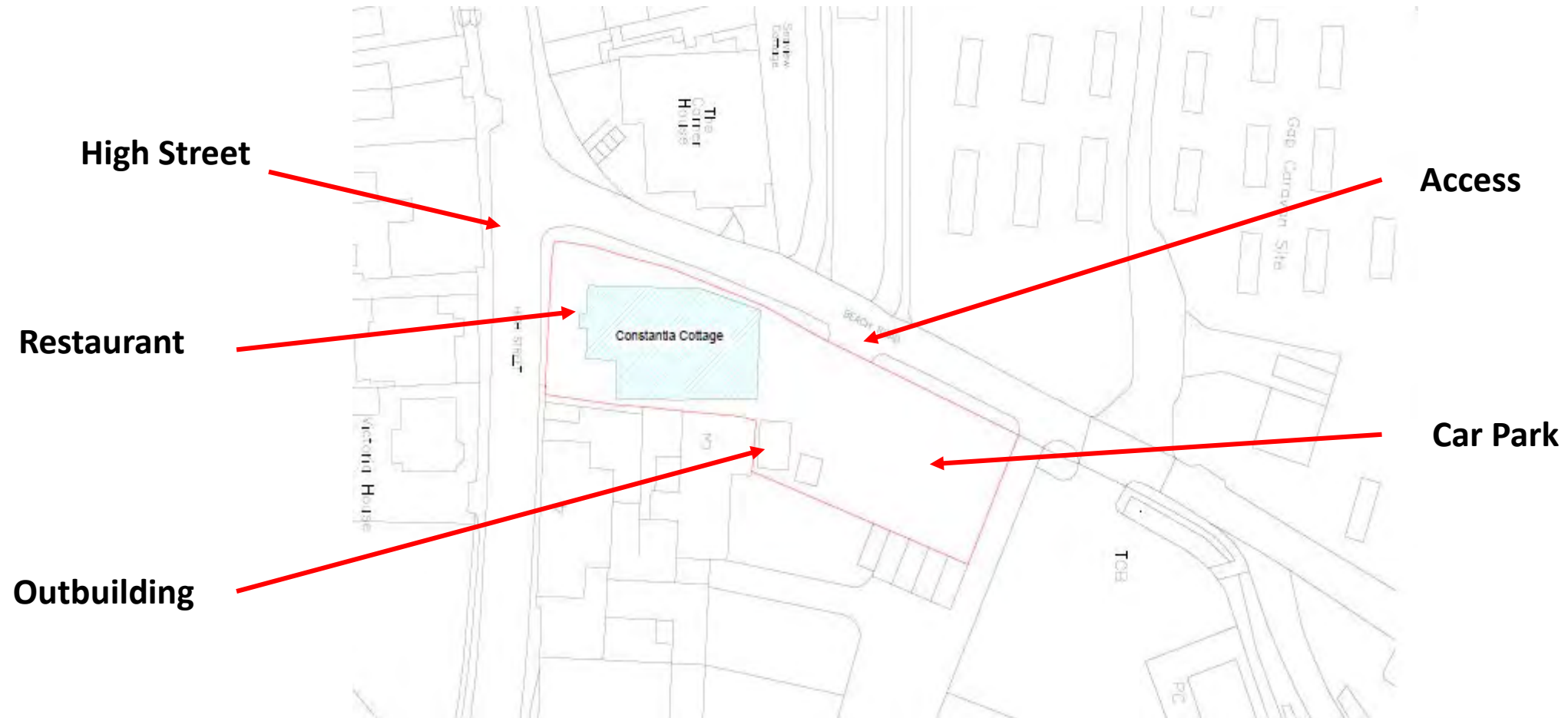
Application site



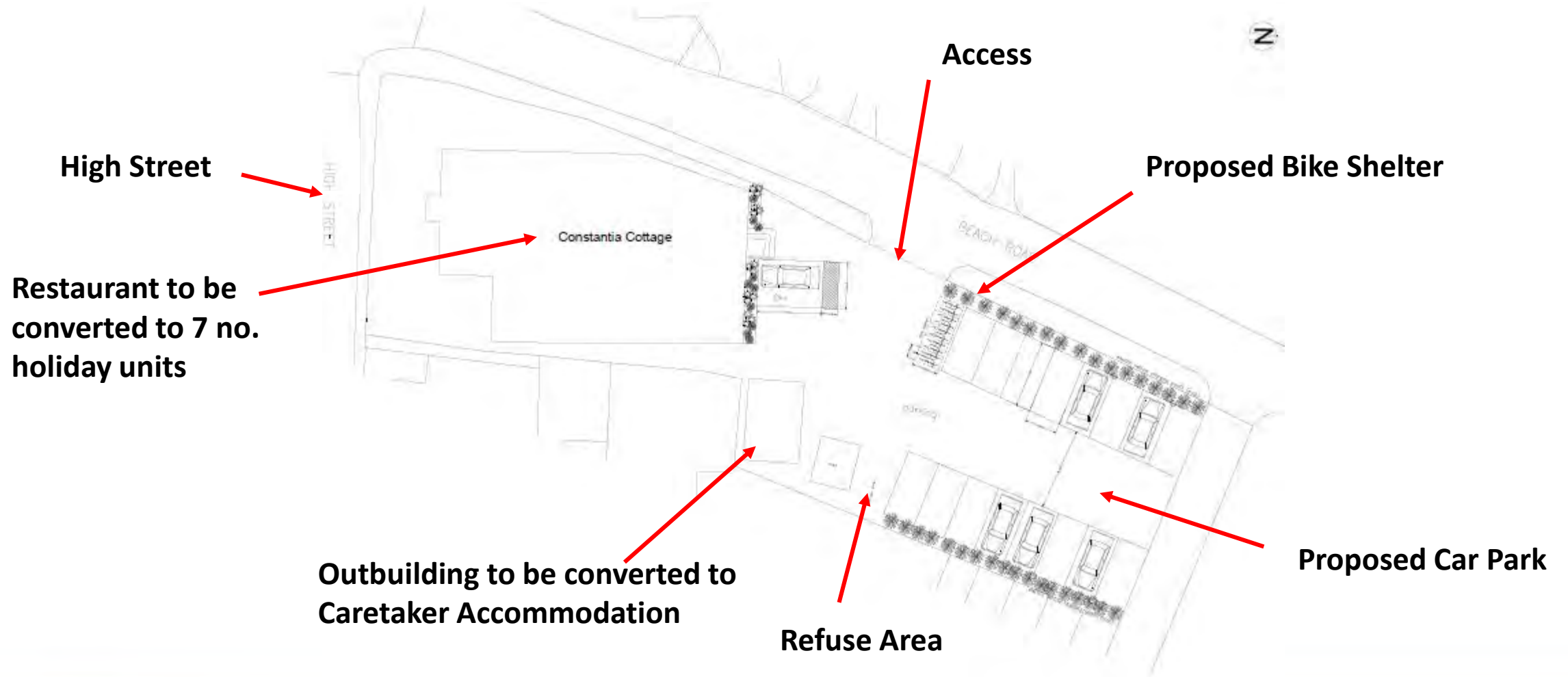
SITE LOCATION AERIAL IMAGE



EXISTING SITE LAYOUT/BLOCK PLAN

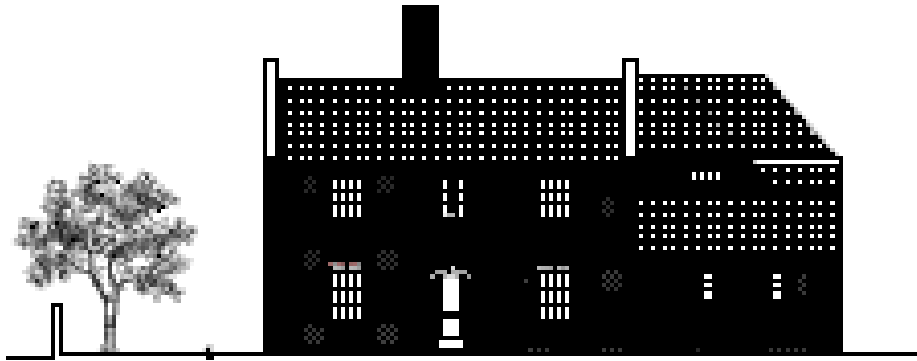


PROPOSED SITE LAYOUT/BLOCK PLAN

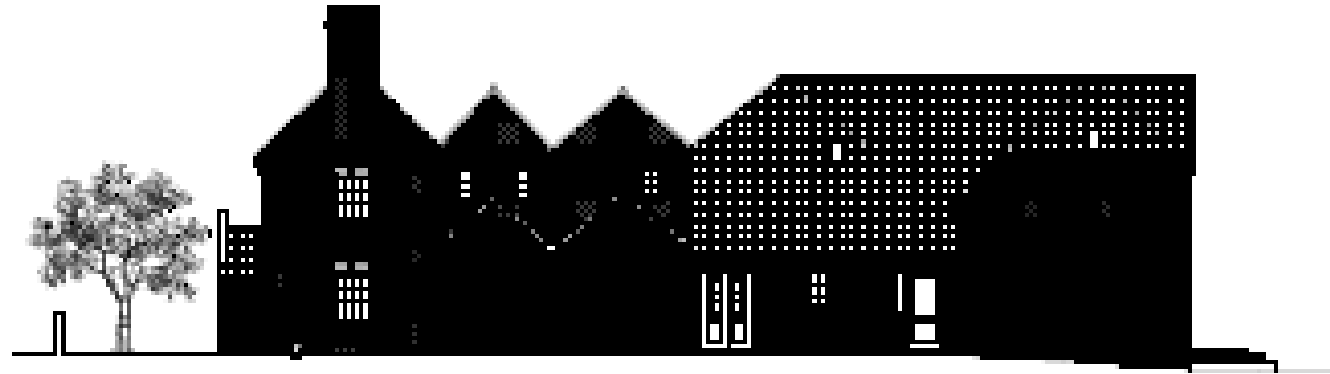




EXISTING ELEVATIONS



**Existing South Elevation
(view from High Street)**



Existing East Elevation



EXISTING ELEVATIONS

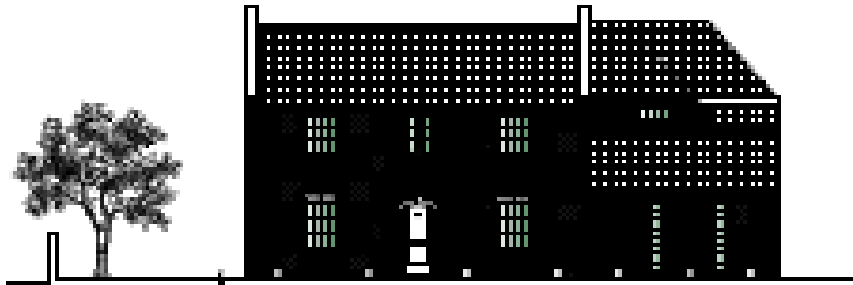


**Existing North Elevation
(view from car park)**

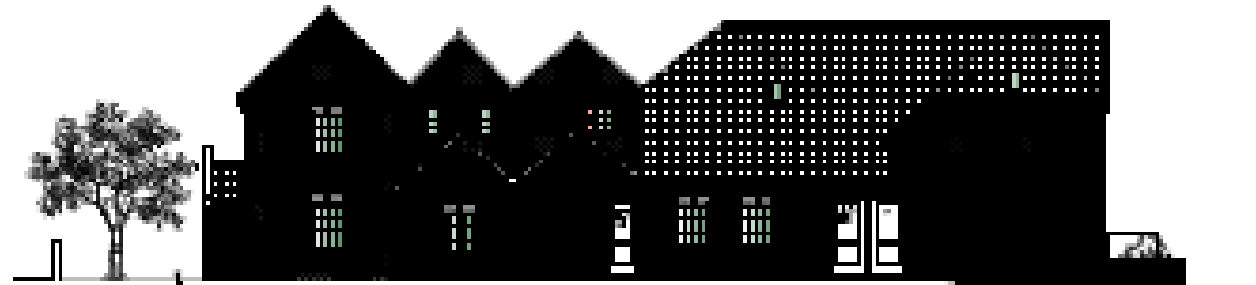


**Existing West Elevation
(view from Beach Road)**

PROPOSED ELEVATIONS



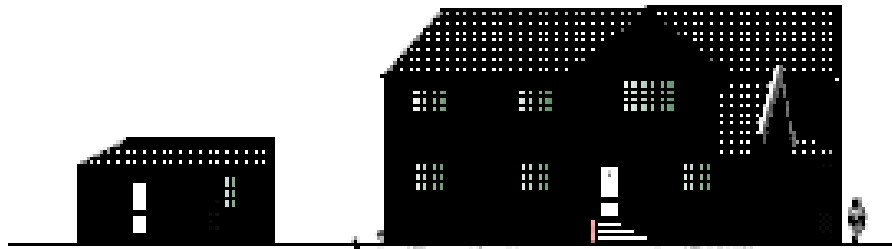
**Proposed South Elevation
(view from High Street)**



Proposed East Elevation



PROPOSED ELEVATIONS



**Proposed North Elevation
(view from car park)**

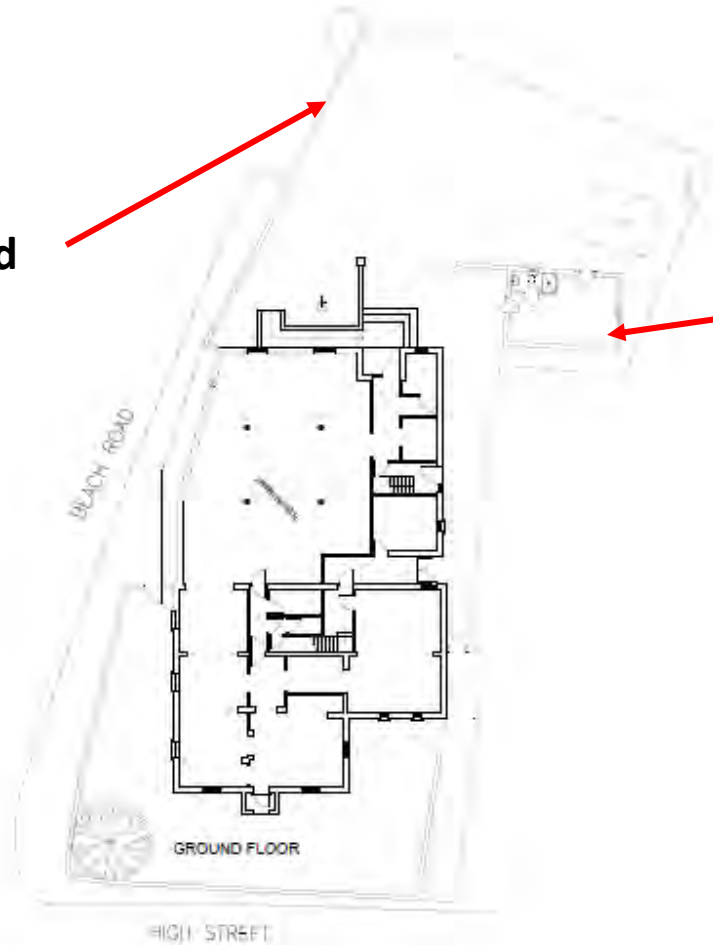


**Proposed West Elevation
(view from Beach Road)**



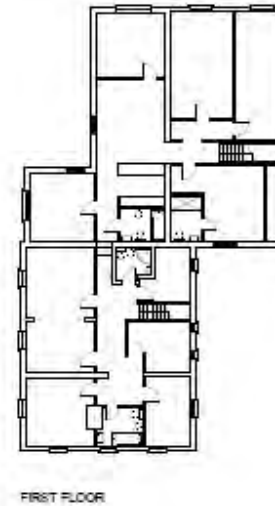
EXISTING FLOOR PLANS

Access to carpark off Beach Road



Existing Ground Floor Plan

Existing Storage Outbuilding

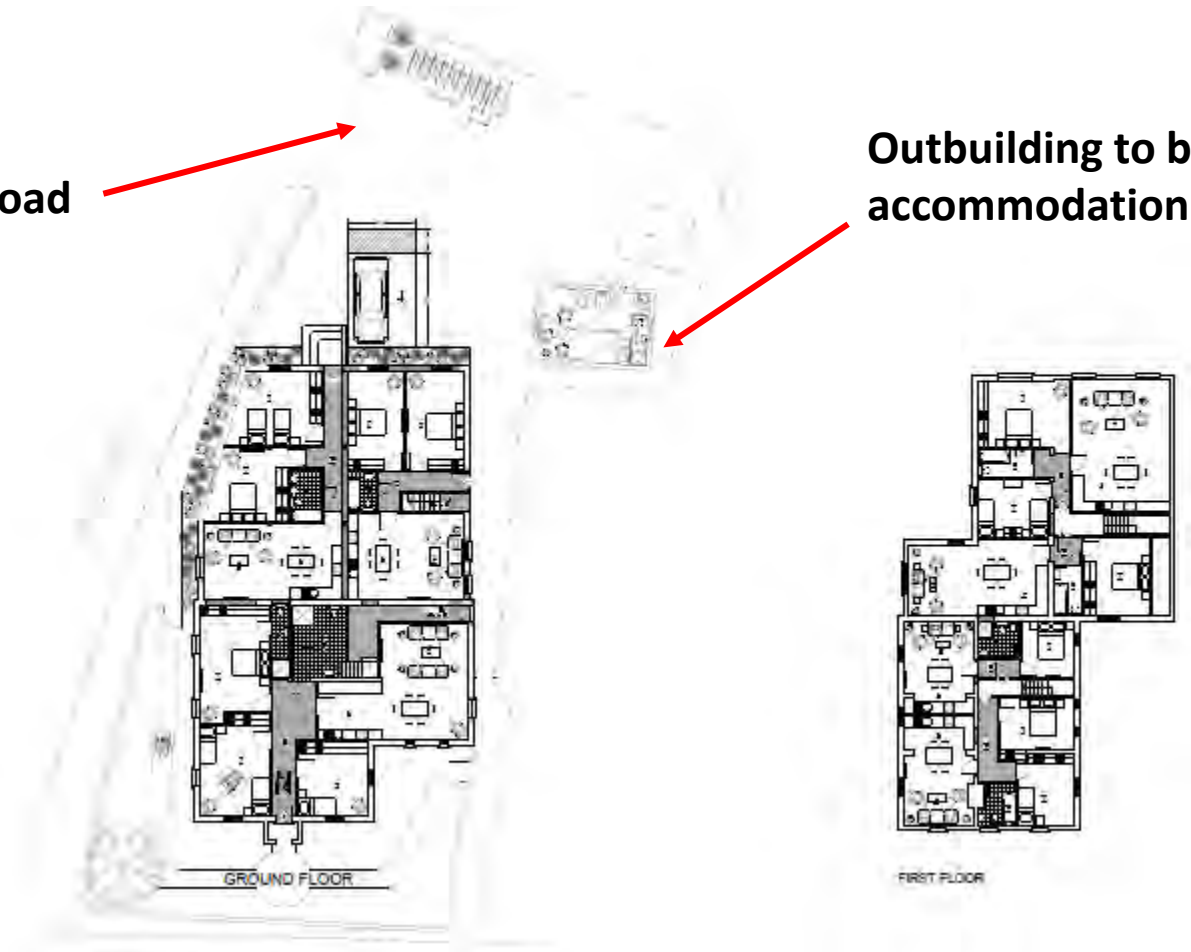


First Floor Plan

PROPOSED FLOOR PLANS

Access to car park off Beach Road

Outbuilding to be converted to caretaker accommodation



Proposed Ground Floor

Proposed First Floor



VIEW OF RESTAURANT FROM HIGH STREET



VIEW OF RESTAURANT FROM BEACH ROAD





VIEW OF EXISTING CAR PARK FROM BEACH ROAD





VIEW OF ACCESS OFF BEACH ROAD LOOKING TOWARDS HIGH STREET

Restaurant



High Street

Site Access



VIEW FROM REAR OF RESTAURANT FROM BEACH ROAD



VIEW OF OUTBUILDINGS IN REAR CAR PARK



Restaurant

**Outbuilding to be
converted to
Caretaker
Accommodation**



MAIN ISSUES

- Principle of development
- Design, landscape and heritage impacts
- Residential amenity
- Highways
- Coastal Erosion, flood risk and environmental considerations



RECOMMENDATION

APPROVAL subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- 3 year time limit commencement.
- Development to accord with plans.
- Materials in accordance with details submitted.
- Highways – parking provision and retention
- Holiday occupancy restriction conditions
- Caretaker accommodation – ancillary to main holiday use

Final wording of conditions to be delegated to the Head of Planning