



# APPLICATION REFERENCE: PF/20/0637

LOCATION: 8A New Road, North Walsham

PROPOSAL: Subdivision of existing dwelling  
into 2no. dwellings and erection of single-storey  
rear extension



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

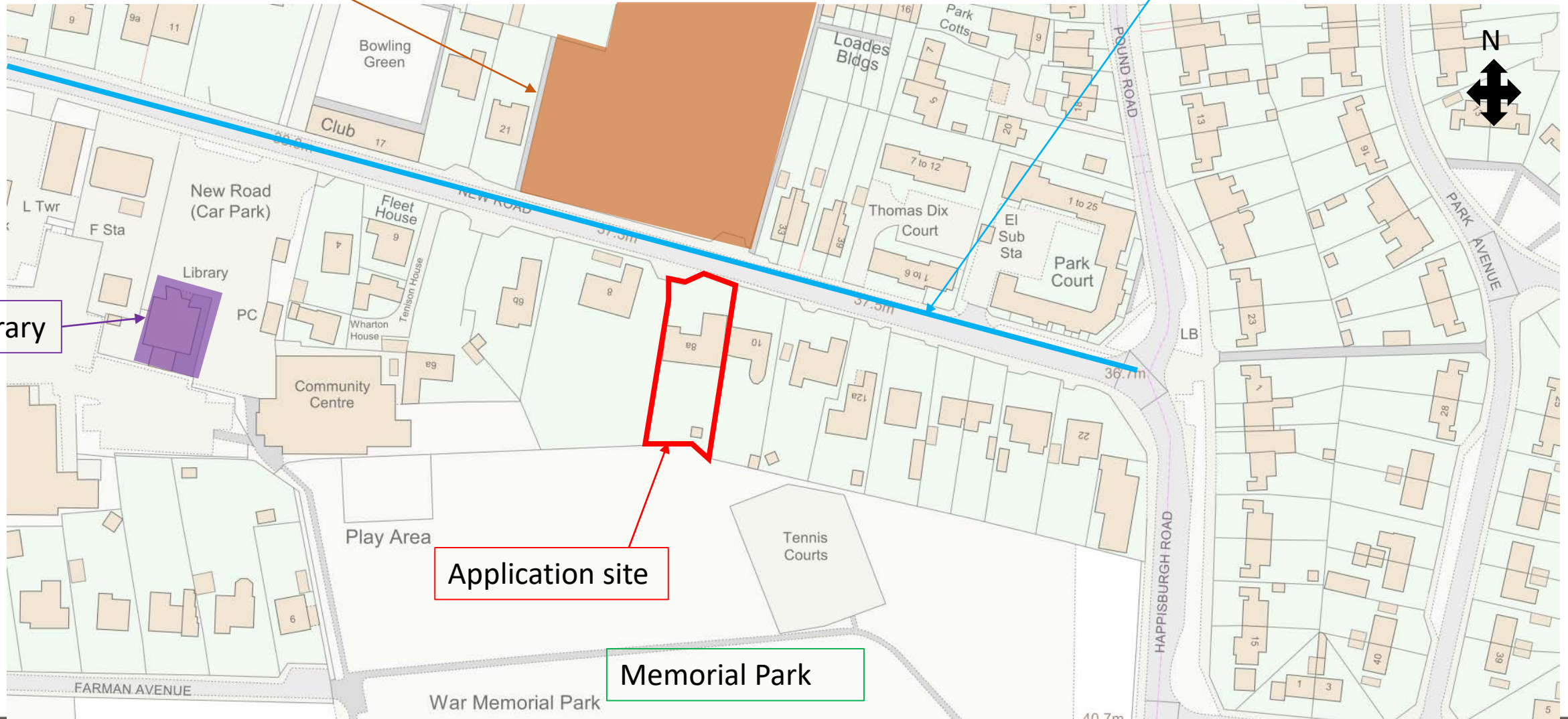
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

23 July 2020

Retirement apartments

# SITE LOCATION PLAN

New Road



Library

Application site

Memorial Park



# SITE LOCATION PLAN





Existing Site Plan  
1:250

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractor.  
Report any discrepancies at once.  
This drawing is to be read with all relevant design drawings and other relevant information.

LEGEND: DO NOT SCALE

Boundary position and ownership line subject to confirmation.



# EXISTING SITE LAYOUT

Rev	14/02/20	Issued for Planning	EG
Revision	Date	Description	Drawn



## ARCHITECTURE

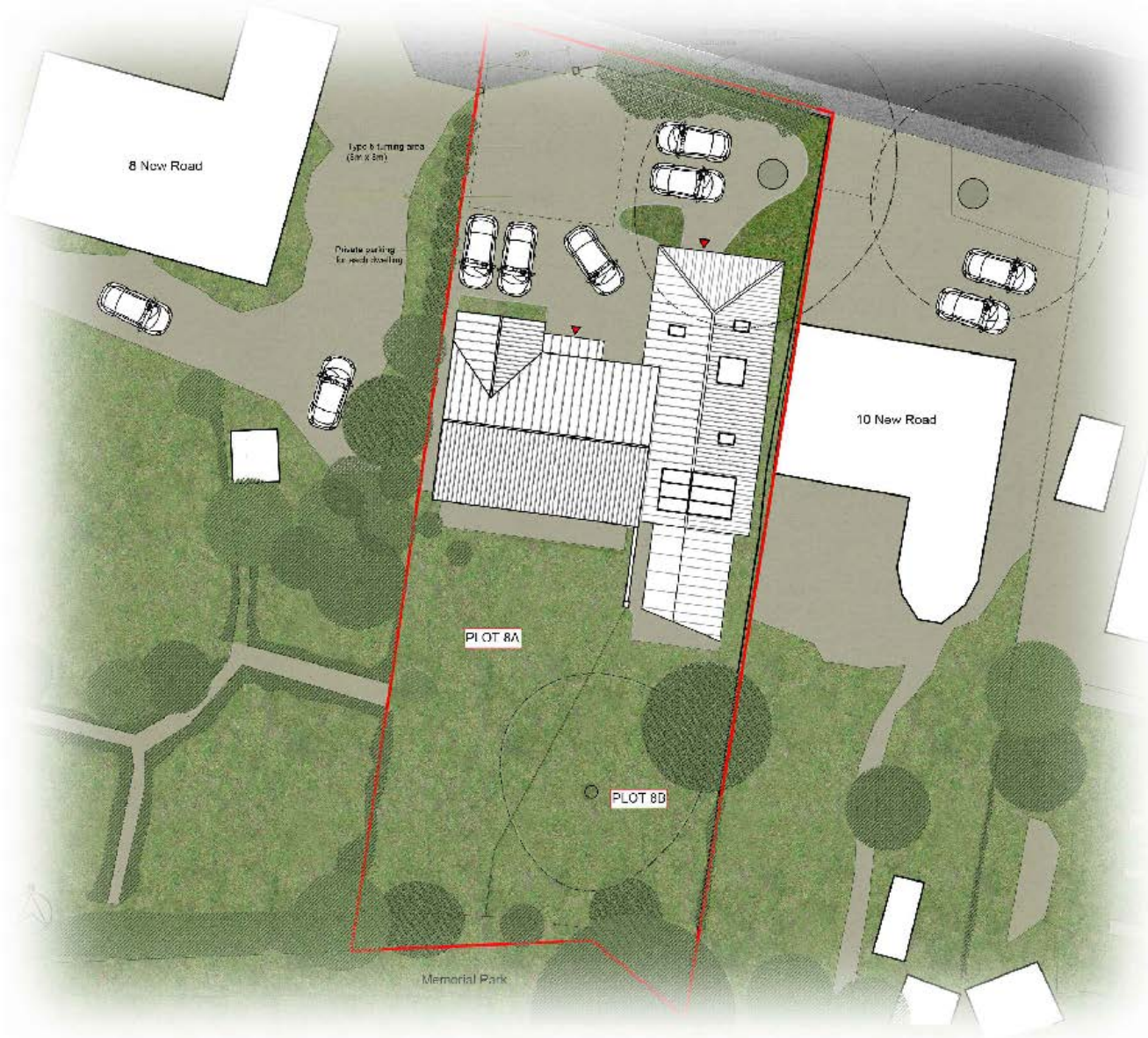
Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Existing Site Plan

Client: Mr & Mrs Godden

Drawn:	Checked:	Date:	Scale:	Sheet No.:
EG		21.10.19	1:250	A3
Job No.:	Dep. No.:	Stage:	Revision:	
21140B	010	PLANNING	A	





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Trees with high canopies shown dotted



# PROPOSED SITE LAYOUT

A	14.02.20	Issued for Planning	EG
Revision:	Date:	Description:	Drawn: Date:



## ARCHITECTURE

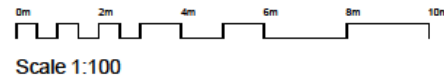
Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Proposed Site Plan

Client: Mr & Mrs Godden

Drawn:	Checked:	Date:	Scale:	Paper Size:
EG		21.10.19	1:200	A3

Job No.:	Sheq No.:	Stage:	Revision:
21140B	101	PLANNING	A



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# EXISTING FRONT (NORTH) AND SIDE (WEST) ELEVATIONS

A 14.04.20 Issued for Planning BFG  
Revision: Date: Description: Drawn: Check:



ARCHITECTURE

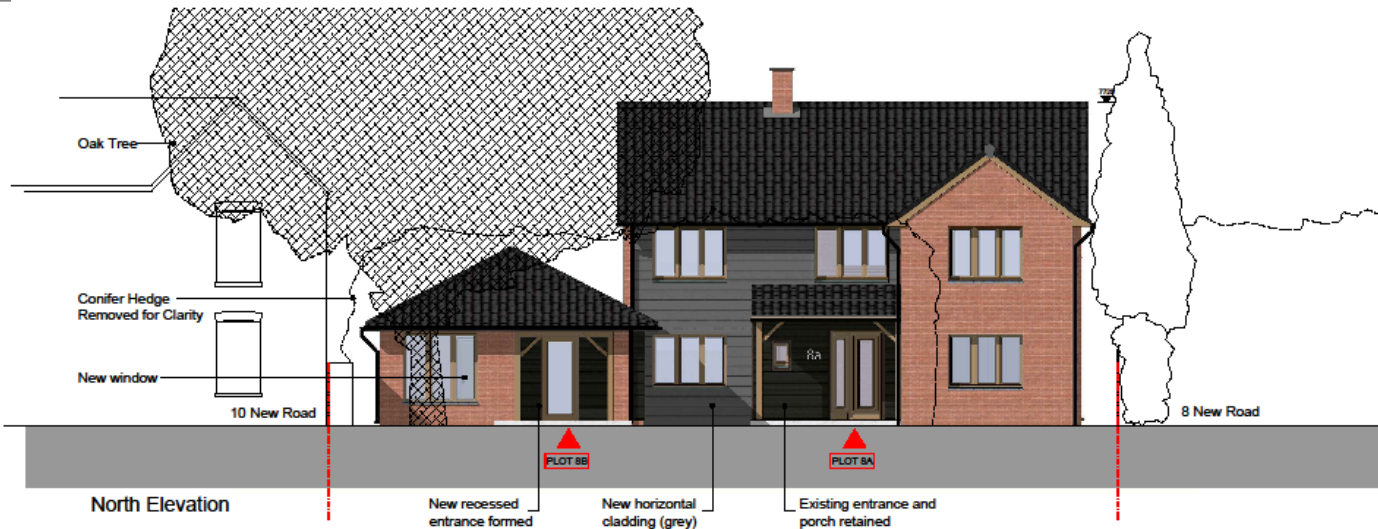
Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Existing Dwelling Elevations  
Sheet 1

Client: Mr & Mrs Godden

Drawn: EG	Checked:	Date: 21.10.19	Scale: 1:100	Paper Size: A3
Job No.: 21140B	Draw No.: 003	Stage: PLANNING	Revision: A	

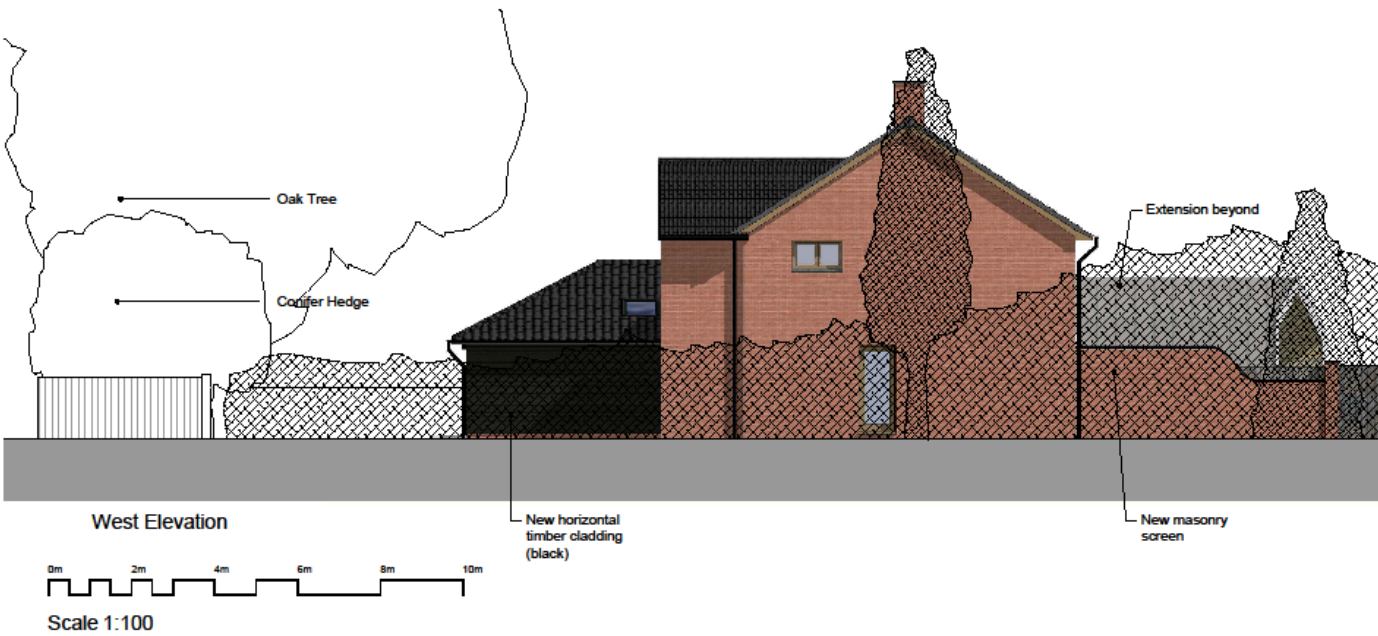




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All dimensions subject to +/-100mm tolerance

LEGEND: DO NOT SCALE

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A 1404/20 Issued for Planning EWS  
Revision: Date: Description: Drawn: CDR



ARCHITECTURE

Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Proposed Elevations  
Sheet 1

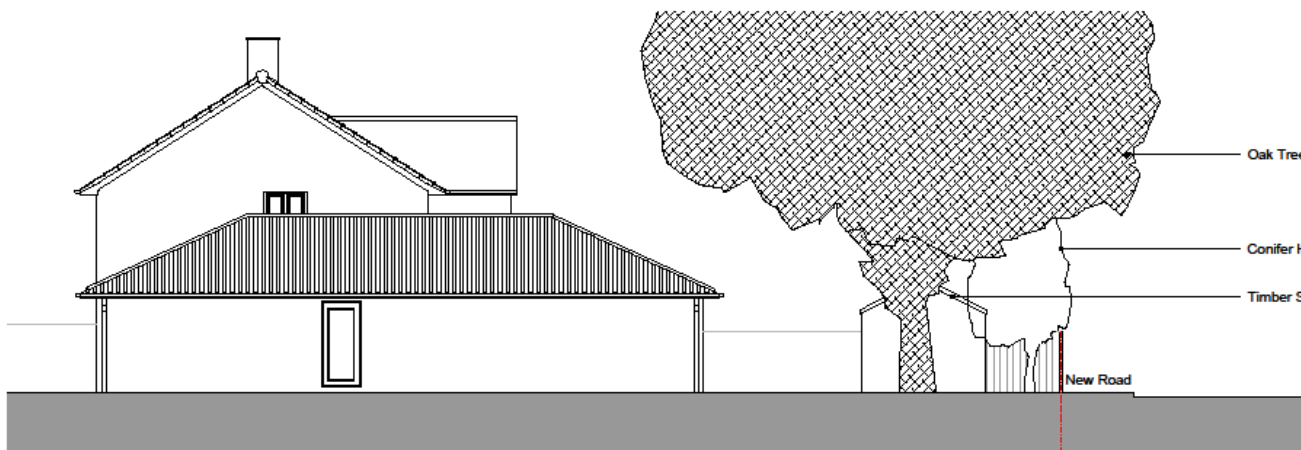
Client: Mr & Mrs Godden

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21140B	104	PLANNING	A	

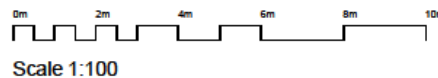
# PROPOSED FRONT (NORTH) AND SIDE (WEST) ELEVATIONS



South Elevation



East Elevation



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LEGEND: DO NOT SCALE

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# EXISTING REAR (SOUTH) AND SIDE (EAST) ELEVATIONS

A 14.04.20 Issued for Planning B19

Revision: Date: Description: Drawn: Checked:



ARCHITECTURE

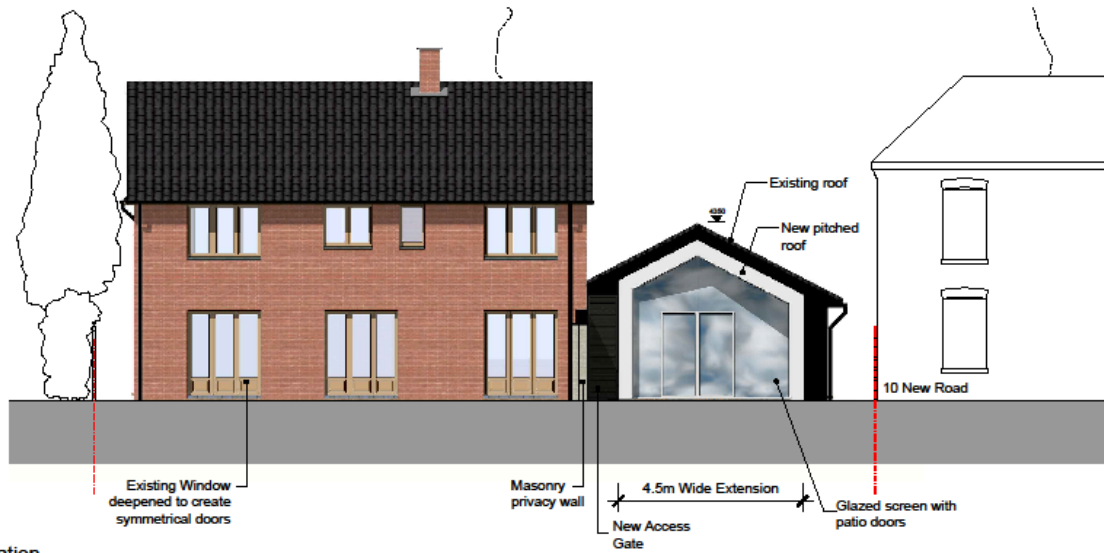
Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Existing Dwelling Elevations  
Sheet 2

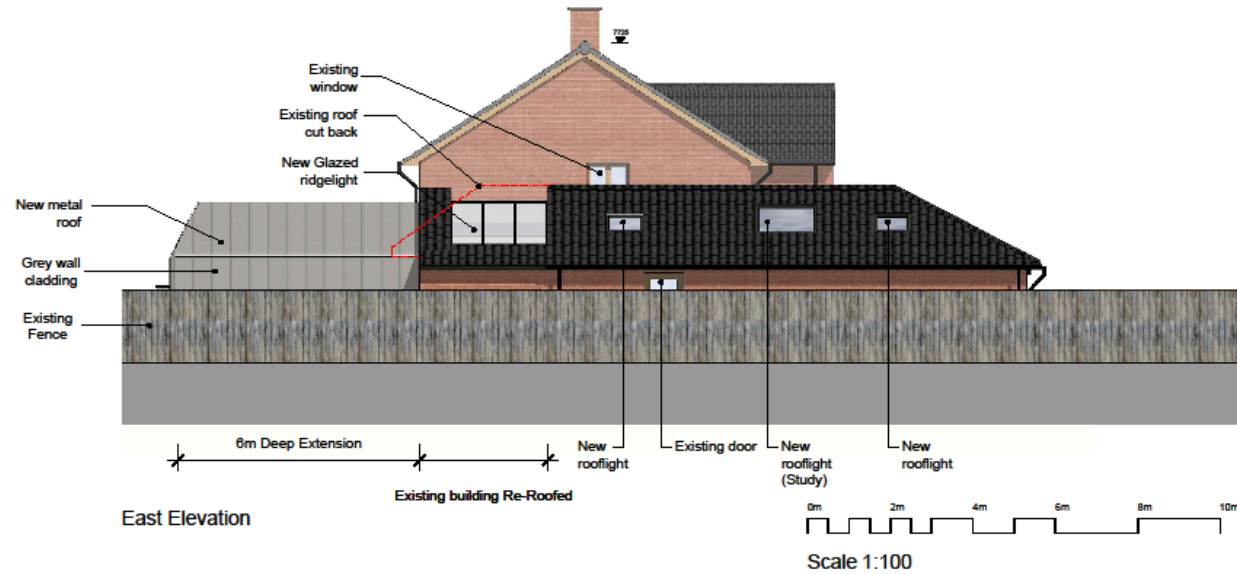
Client: Mr & Mrs Godden

Drawn: EG	Checked:	Date: 21.10.19	Scale: 1:100	Paper Size: A3
Job No.: 21140B	Draw No.: 004	Stage: PLANNING	Revision: A	





South Elevation



East Elevation

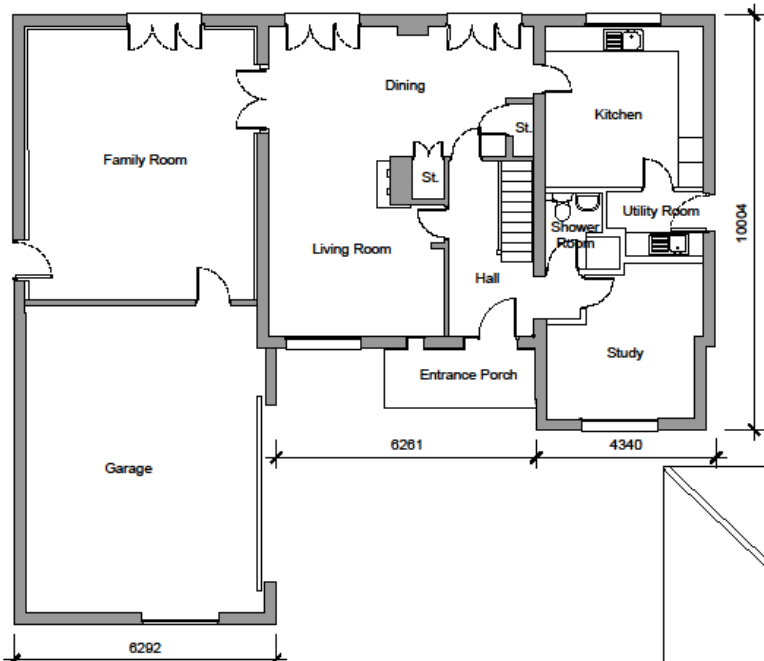
All dimensions to be verified on site by Main Contractor before the start of any other drawings or work whatsoever either on their own behalf or that of sub-contractors.  
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All dimensions subject to +/-100mm tolerance

LEGEND: DO NOT SCALE

Boundary position and ownership line subject to confirmation.

# PROPOSED REAR (SOUTH) AND SIDE (EAST) ELEVATIONS

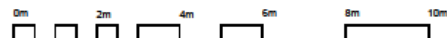
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Revision:	Date:	Description:	Drawn: Date:
<b>e.g.</b>			
<b>ARCHITECTURE</b>			
Project: Conversion of Dwelling into 2 Properties The Pines 8A New Road North Walsham			
Drawing Title: Proposed Elevations Sheet 2			
Client: Mr & Mrs Godden			
Drawn: EG	Checked:	Date: 07.09.19	Scale: 1:100
Job No.: 21140B	Draw No.: 105	Stage: PLANNING	Revision: A



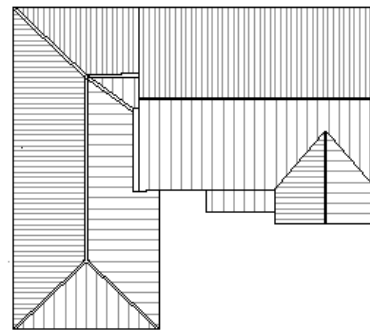
Existing Ground Floor Plan  
1:100



Scale 1:200



Scale 1:100

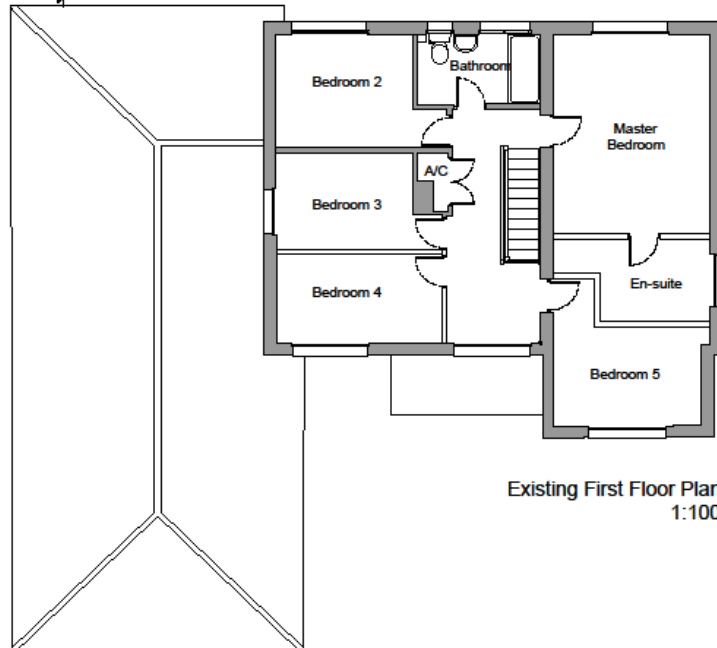


Existing Roof Plan  
1:200

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Existing First Floor Plan  
1:100

A	140420	Issued for Planning	EG
Revision:	Date:	Description:	Drawn: Date:



ARCHITECTURE

Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Existing Dwelling Plans

Client: Mr & Mrs Godden

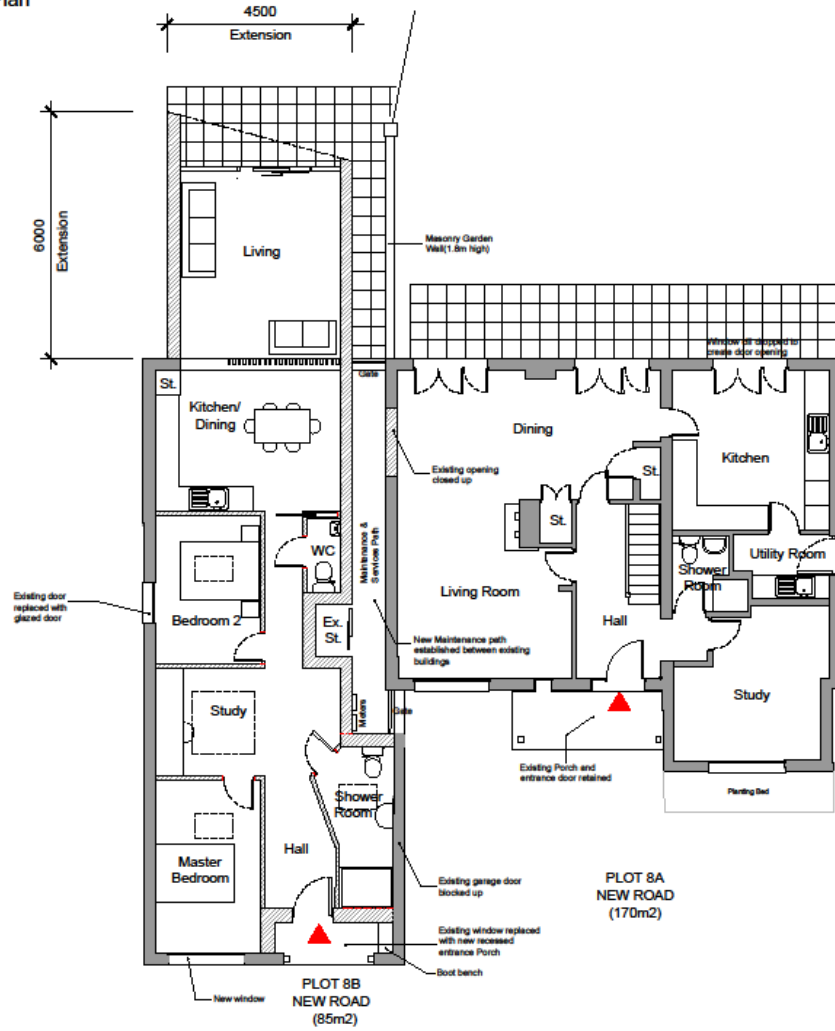
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EG		21.10.19	1:100	A3

Job No.:	Dep No.:	Stage:	Revision:
21140B	002	PLANNING	A

# EXISTING GROUND/FIRST FLOOR/ROOF PLANS



Proposed Ground Floor Plan  
1:100



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SCALE BAR  
1:100

# PROPOSED GROUND FLOOR PLAN

A 14.04.20 Issued for Planning B16

Revision: Date: Description: Drawn: Checked:



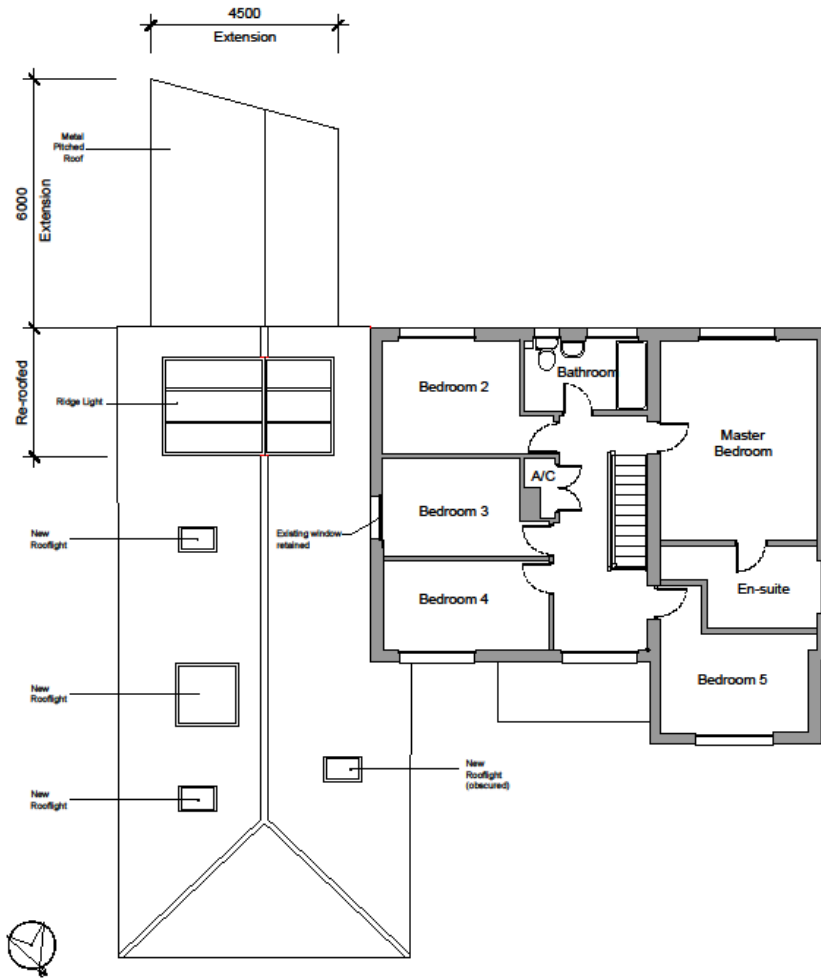
ARCHITECTURE

Project: Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

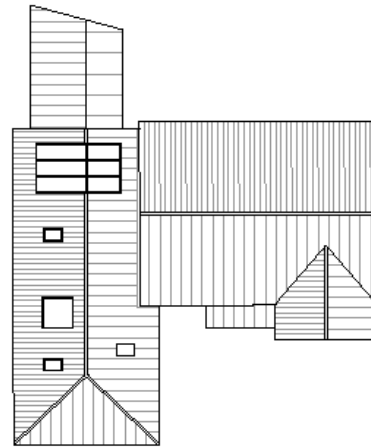
Drawing Title: Proposed Ground Floor Plan

Client: Mr & Mrs Godden

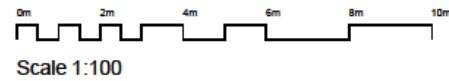
Drawn: EG	Checked:	Date: 21.10.19	Scale: 1:100	Paper Size: A3
Job No.: 21140B	Disc No.: 102	Stage: PLANNING	Revision: A	



Proposed First Floor Plan  
1:100



Proposed Roof Plan  
1:200



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LEGEND: DO NOT SCALE

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Revision	Date	Description	Drawn	Checked
A	14.04.20	Issued for Planning	EG	



ARCHITECTURE

Project:  
Conversion of Dwelling into 2 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title:  
Proposed First Floor & Roof Plan

Client:  
Mr & Mrs Godden

Drawn:	Checked:	Date:	Scale:	Paper Size:
EG		01.07.19	1:100	A3
Job No.:	Prog No.:	Stage:	Revision:	
21140B	103	PLANNING	A	

# PROPOSED FIRST FLOOR/ROOF PLANS

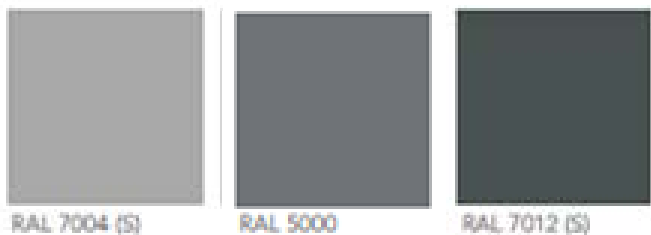




## ROOF Finish

- Tata Colourcoat Urban with 25mm standing seam effect and no visible fixings
- Anthracite (RAL7016) matt finish
- Matching Standard Duo ridge system

## WALL Finishes (depending on final availability)



- Rockpanel Vertical LINES 2 matt finish panels
- Mix of 164mm and 295mm widths
- Mix of RAL7004, RAL5000 and RAL7012

Or

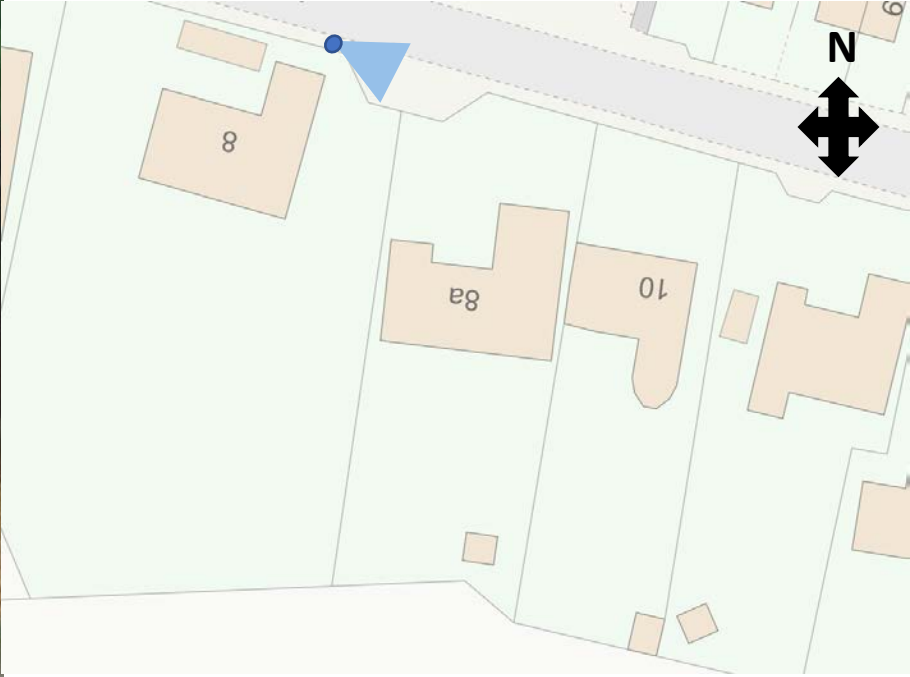


- Rockpanel vertical STONES matt finish panels
- Mix of widths
- Mix of Basalt Anthracite, Basalt Zinc and Mineral Silver

# PROPOSED MATERIALS



# Looking east along New Road/frontage





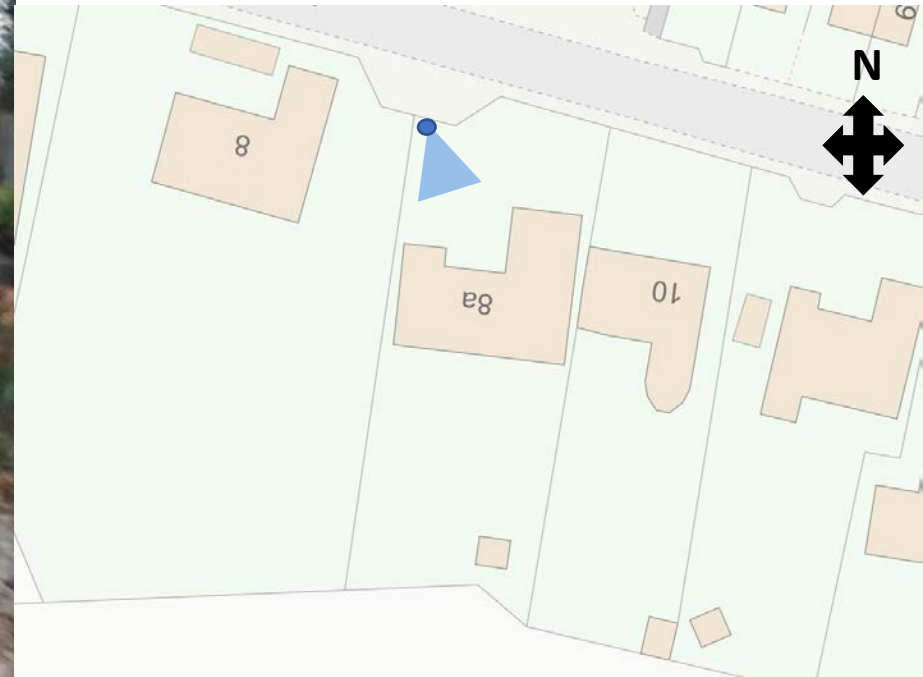


Looking south-east  
from roadside





# Front of existing property/parking area







## View of parking area







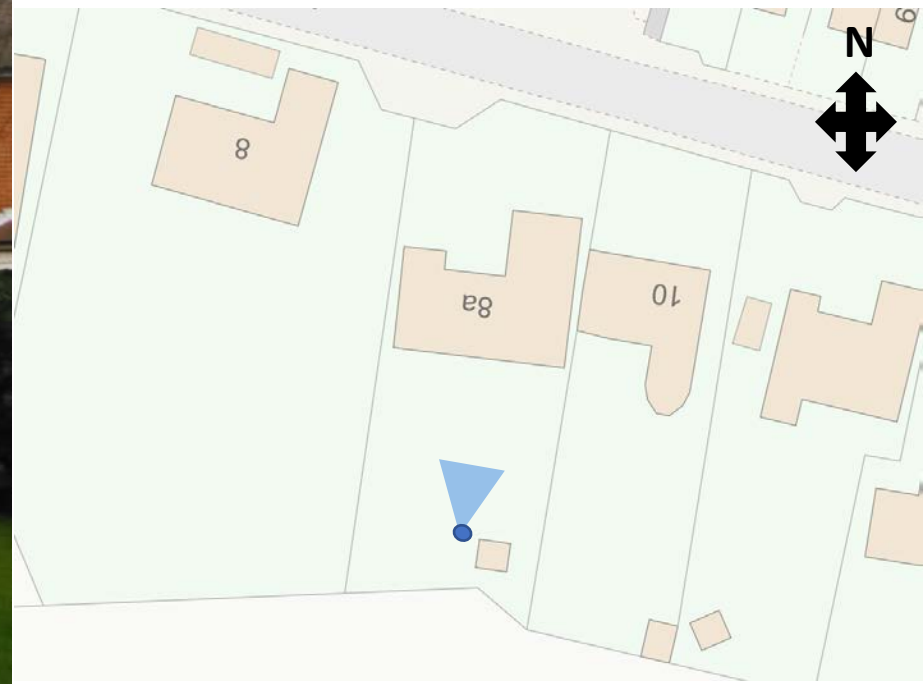
# Rear garden/neighbouring property (east)







# Rear of existing property/rear garden







# Rear garden/neighbouring property (west)







# Rear garden/southern boundary







# Looking southwest along western boundary





# KEY ISSUES

Principle

Design

Residential Amenity

Highway impact





# RECOMMENDATION

It is recommended that the application be **APPROVED** subject to conditions relating to the matters listed below and any others considered necessary by the Head of Planning:

- Time limit for implementation
- Constructed in accordance with the approved plans
- Details of materials to be submitted and approved
- Development to be carried out in accordance with submitted arboricultural report
- Protection of trees on site for five years
- Provision of parking/turning areas (prior to first occupation)

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





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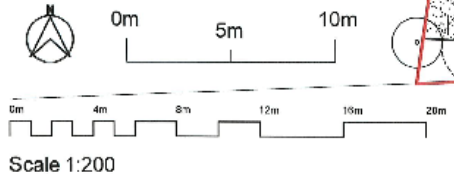
Rev	Date	Description	Rev
0	13.03.18	Prepared for Planning	001
1	18.03.18	Approved for Planning	001
2	08.07.18	Approved for Approval	001

Project: Conversion of Dwelling into 3 Properties  
The Pines  
8A New Road  
North Walsham

Drawing No: Proposed Site Plan

Client: Mr & Mrs Godden

Author	Checked	Date	Scale	Page Size
EG		01.12.18	1:200	A3
Job No.	Draw No.	Stage	Revision	
21140	101	PLANNING	C	

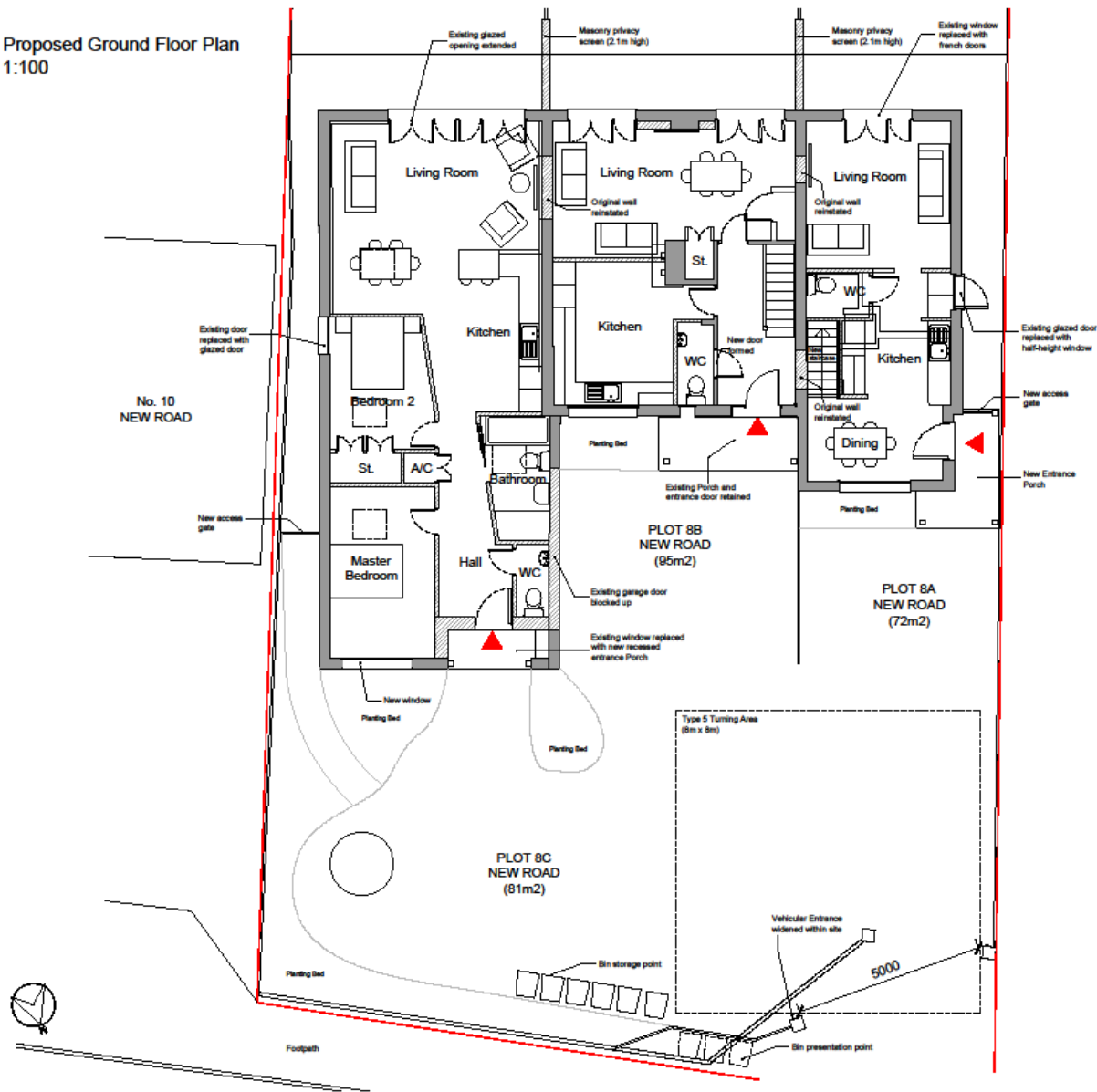


# Previously proposed site plan (2018)





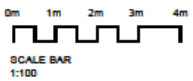
Proposed Ground Floor Plan  
1:100



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16.12.18	Prepared for Planning	BTB
01.12.18	Issued to client for Approval	BTB
Revision:	Date:	Description:
		Drawn: CHC

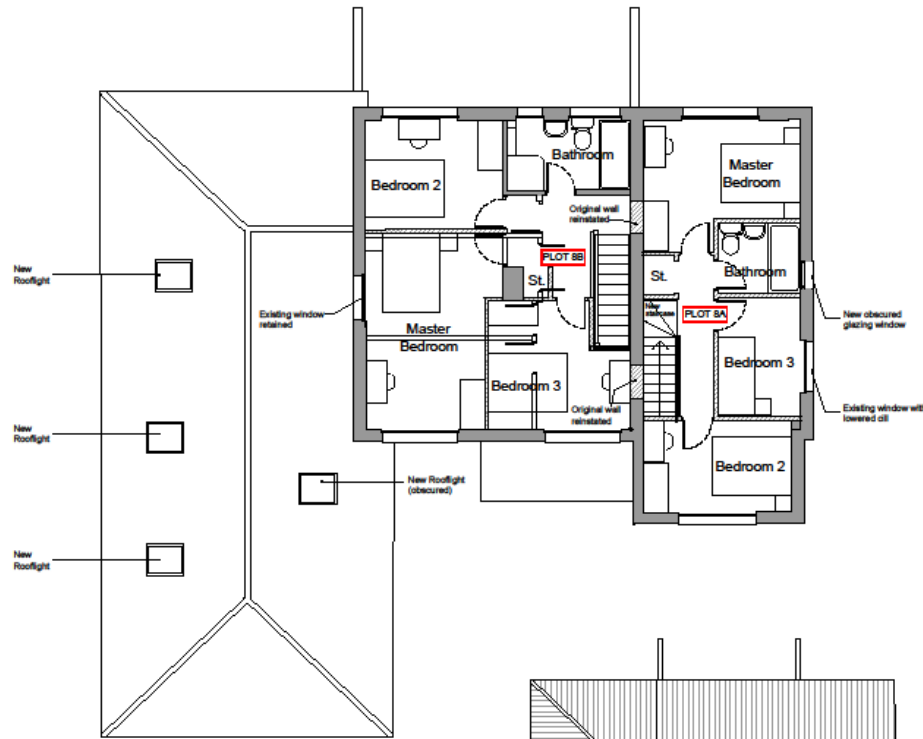
Project: Conversion of Dwelling into 3 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Proposed Ground Floor Plan

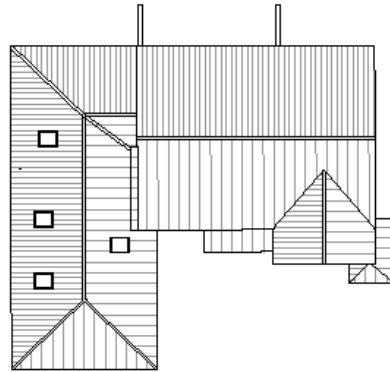
Client: Mr & Mrs Godden

Drawn:	Checked:	Date:	Scale:	Sheet Size:
EG		01.12.18	1:100	A3
Job No.:	Draw No.:	Stage:	Revision:	
21140	102	PLANNING	B	

Previously  
proposed  
ground floor  
plan (2018)



Proposed First Floor Plan  
1:100



Proposed Roof Plan  
1:200

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Rev	Date	Description	By	CHK
1	14.12.18	Issued to client for Approval	BTG	
2	01.12.18	Issued to client for Approval	BTG	

Project: Conversion of Dwelling into 3 Properties  
The Pines  
8A New Road  
North Walsham

Drawing Title: Proposed First Floor & Roof Plan

Client: Mr & Mrs Godden

Drawn	Checked	Date	Scale	Paper Size
EG		01.12.18	1:100	A3

Job No.	Dep No.	Stage	Revision
21140	103	PLANNING	B

# Previously proposed first floor/roof plan (2018)



Scale 1:100