

# APPLICATION REFERENCE: PF/21/2593

LOCATION: Dormy House Hotel

PROPOSAL: Removal of existing outbuilding and raised paving and steps to rear of building; two storey side extension; new outbuildings to side and rear; raised rear seating area and glass wind screen to rear of building incorporating ramp and steps; new fire escape stair; pergola and glass wind screen to front of building; replacement of 2 no. roof windows by dormer windows; change window to bi-fold doors from restaurant to outside seating area; 2m high screen fence to eastern boundary (Part retrospective)

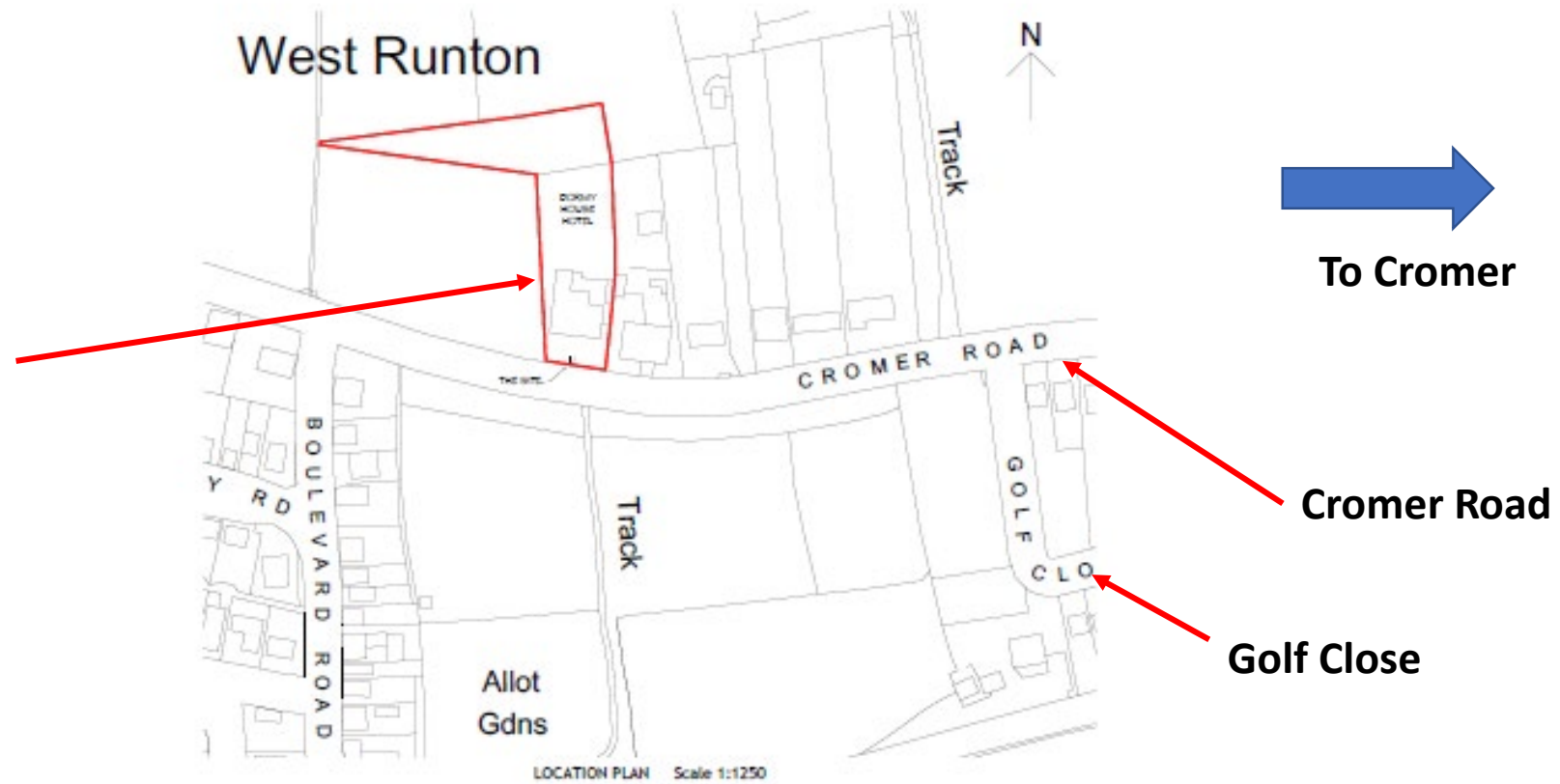


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN

Application site



# SITE LOCATION AERIAL IMAGE

Labumum Caravan Park

Water Lane

West Runton

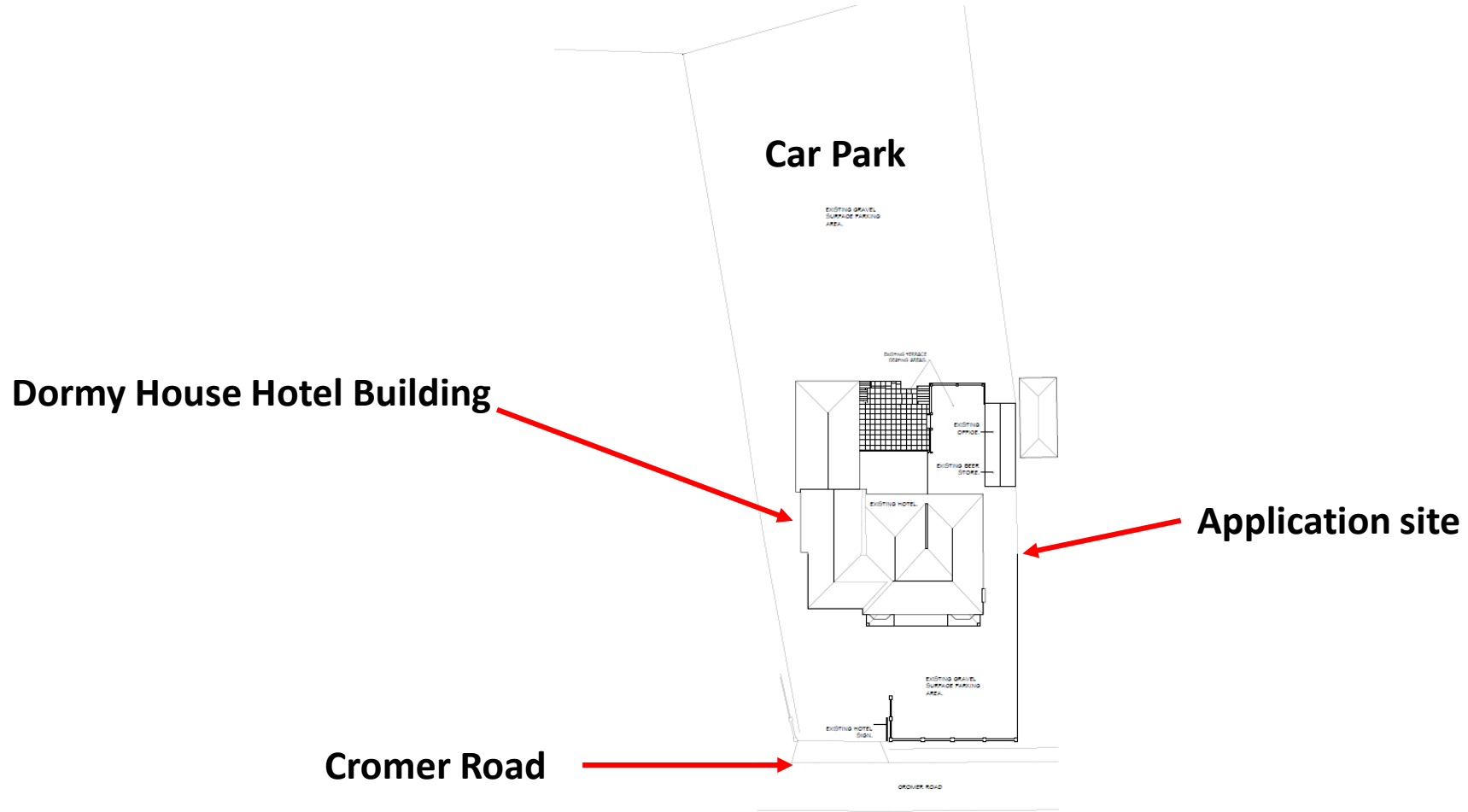


Coastline

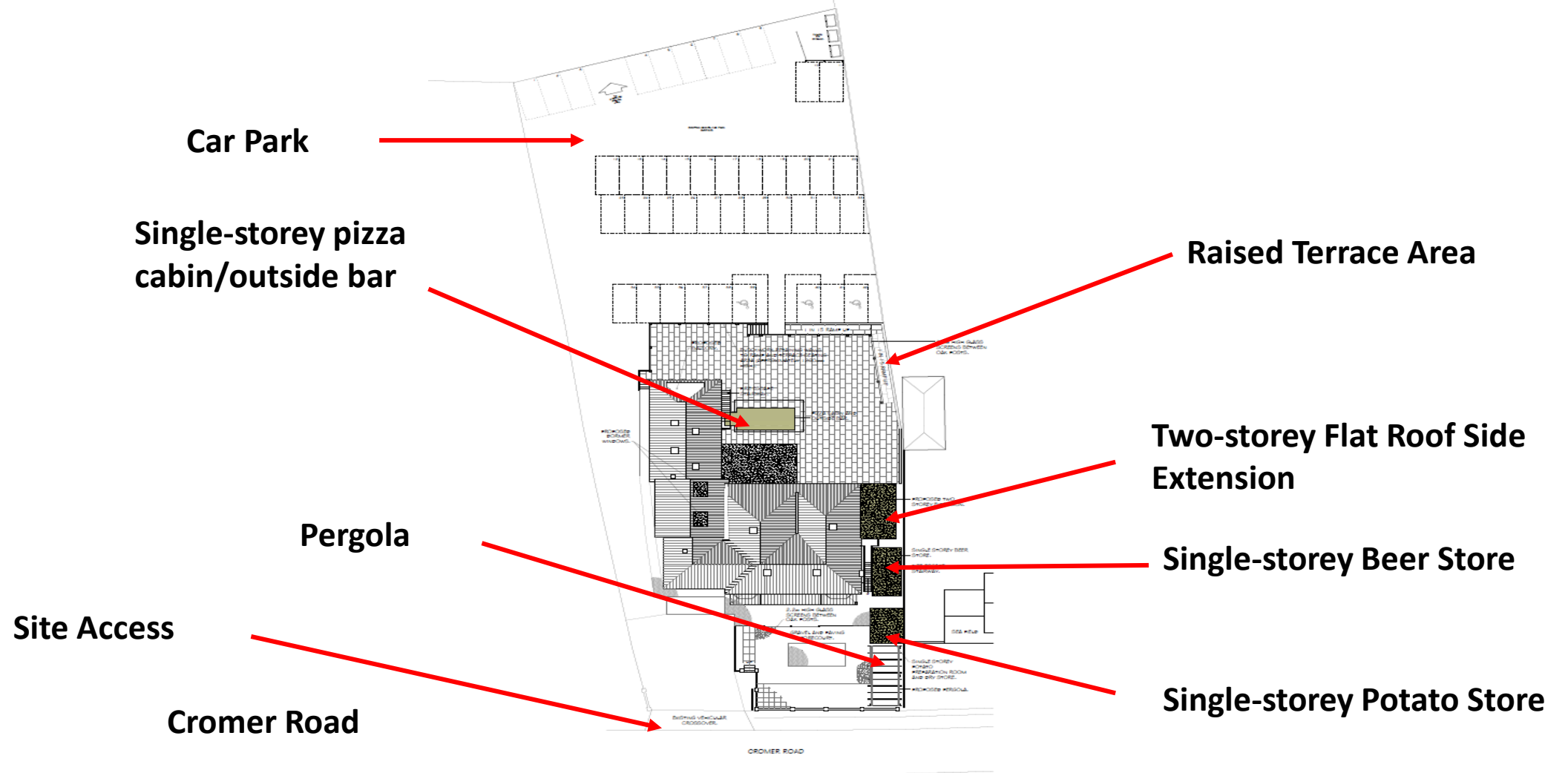
Application Site

Cromer Road

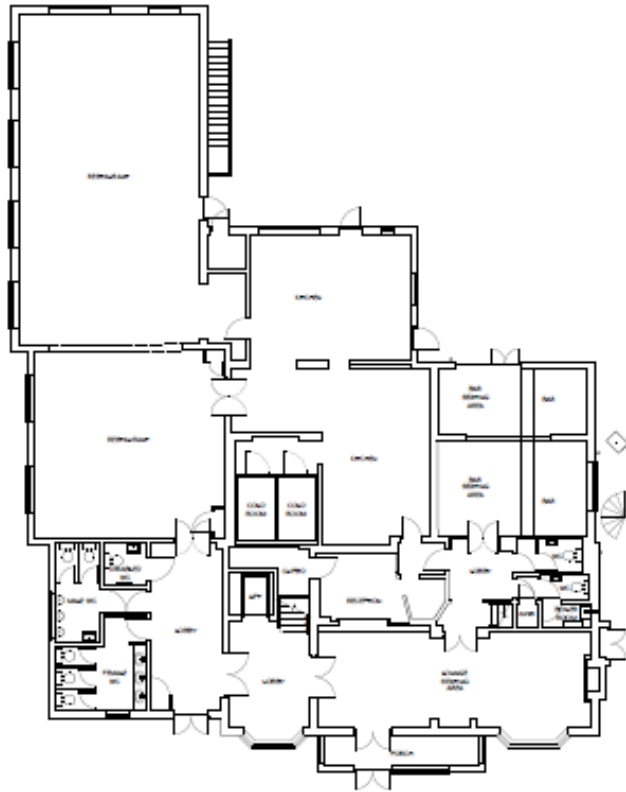
# SITE LOCATION PLAN



# PROPOSED SITE LAYOUT PLAN

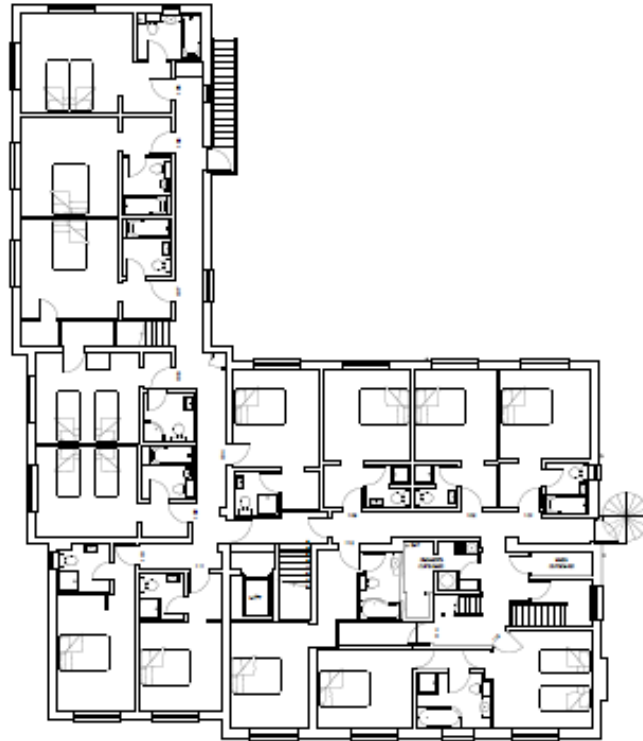


# EXISTING FLOOR PLANS



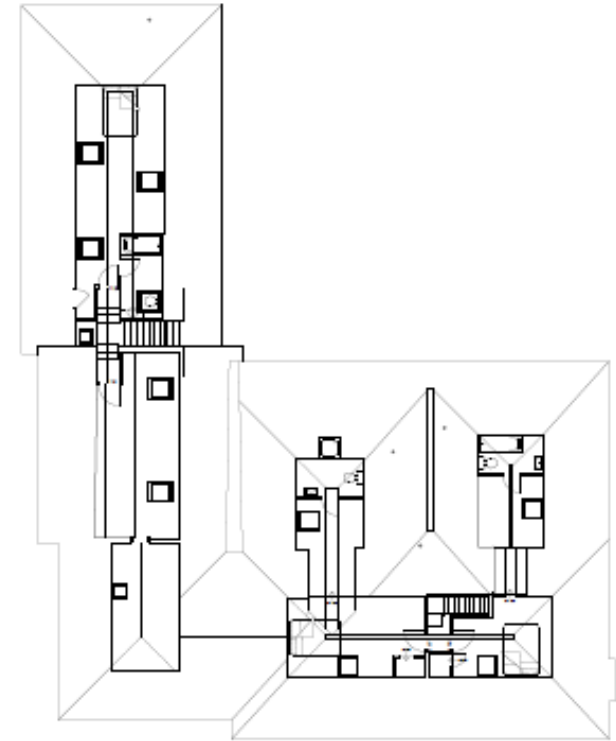
GROUND FLOOR PLAN

**Ground Floor Layout**



FIRST FLOOR PLAN

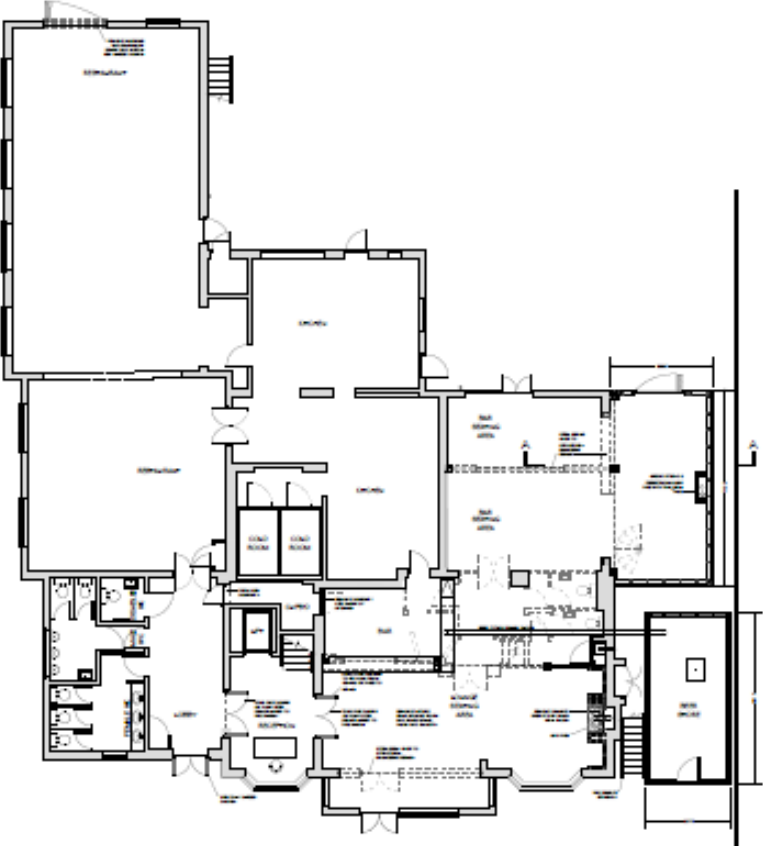
**First Floor Layout**



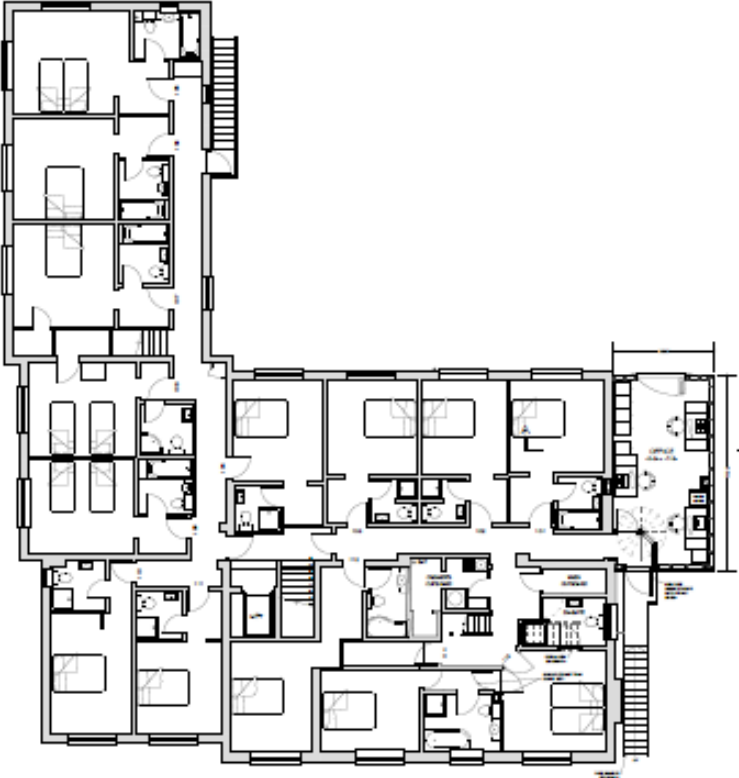
SECOND FLOOR PLAN

**Second Floor Layout**

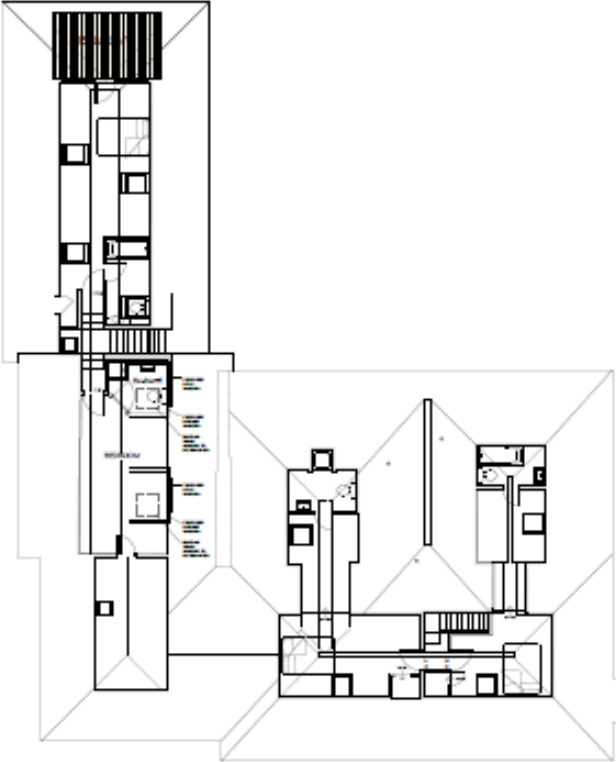
# PROPOSED FLOOR PLANS



**Ground Floor Layout**



**First Floor Layout**

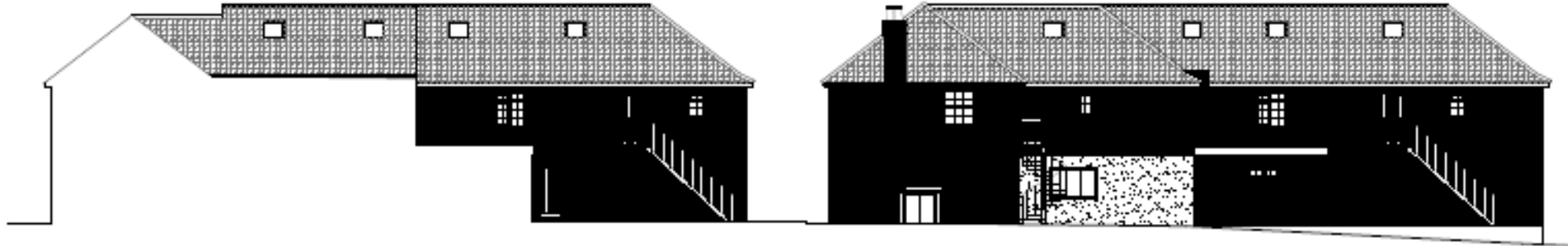


**Second Floor Layout**



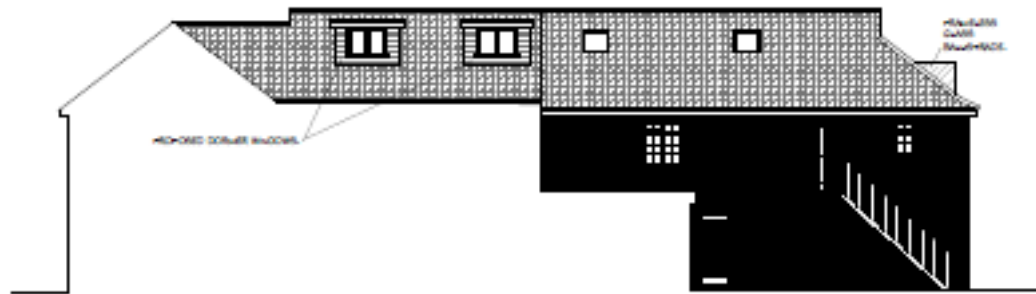


# EXISTING & PROPOSED ELEVATIONS

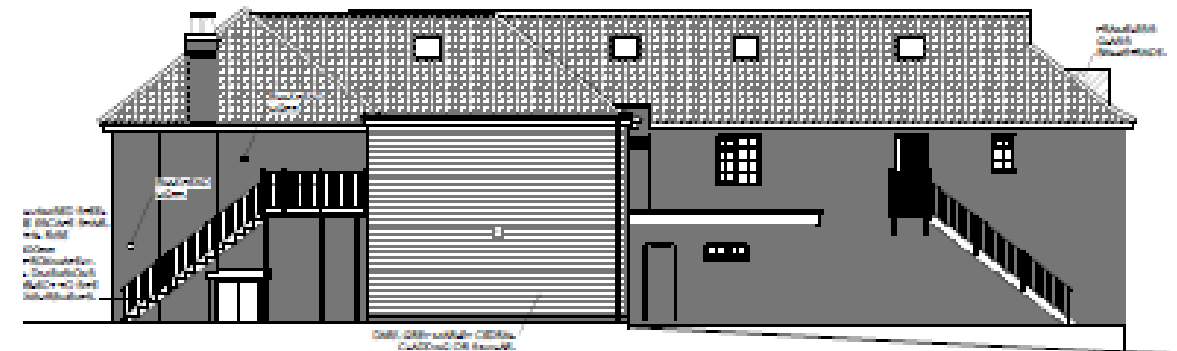


Existing West Elevation Showing Hidden Roof

Existing West Elevation



Proposed West Elevation Showing Hidden Roof

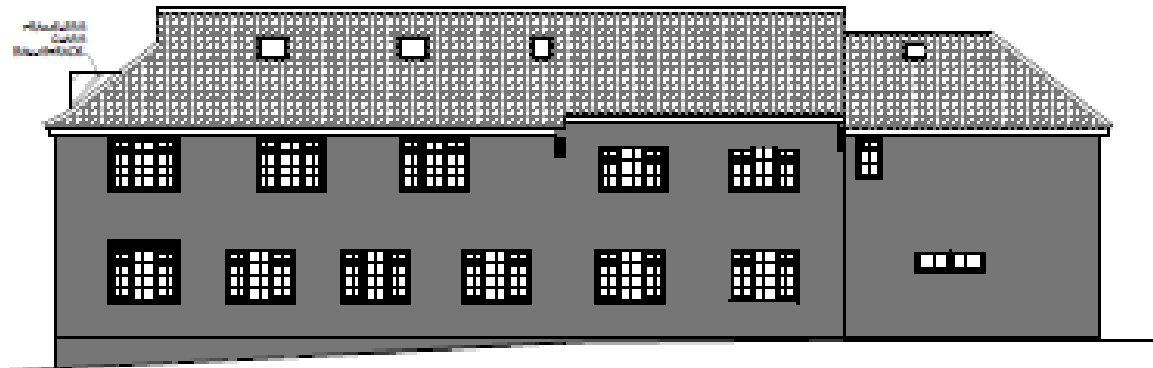


Proposed West Elevation

# EXISTING & PROPOSED ELEVATIONS



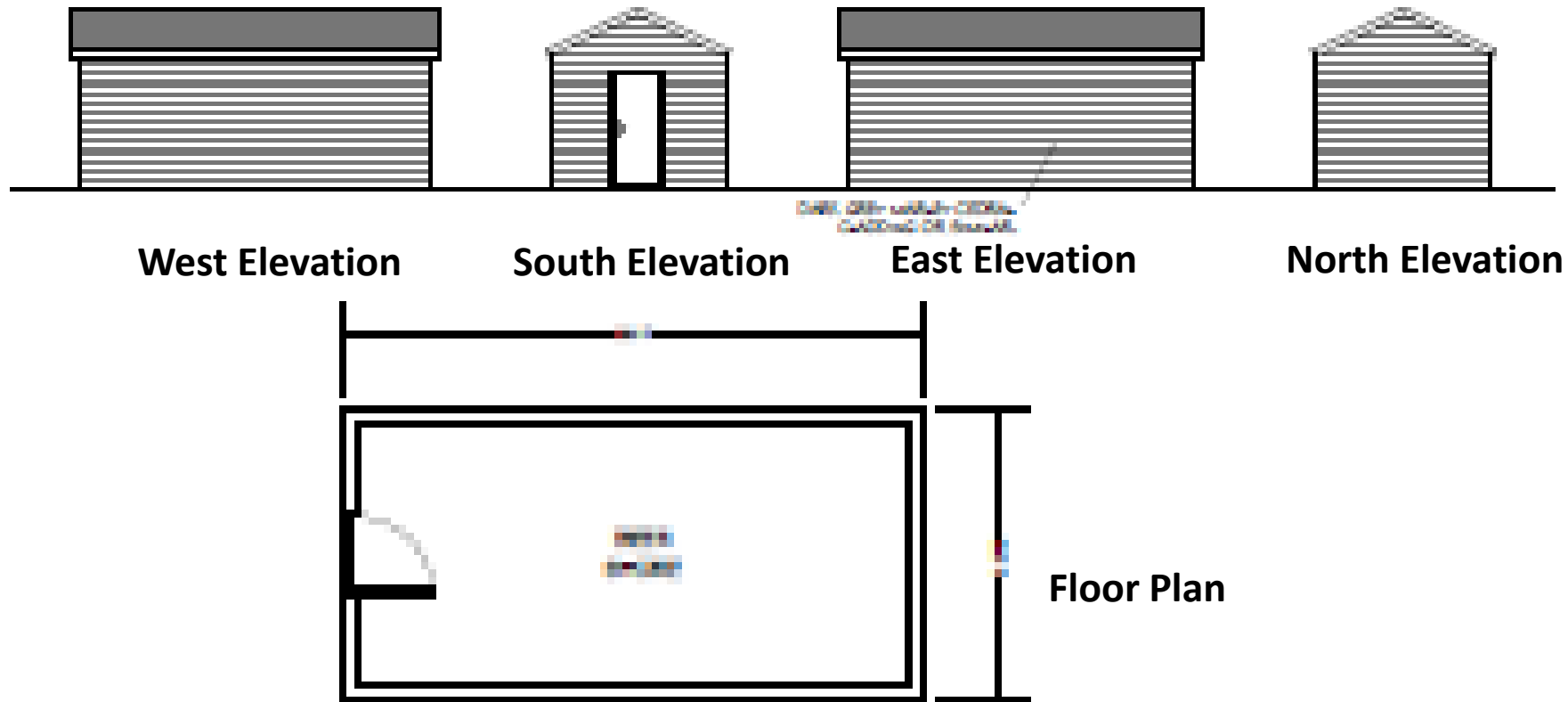
Existing East Elevation



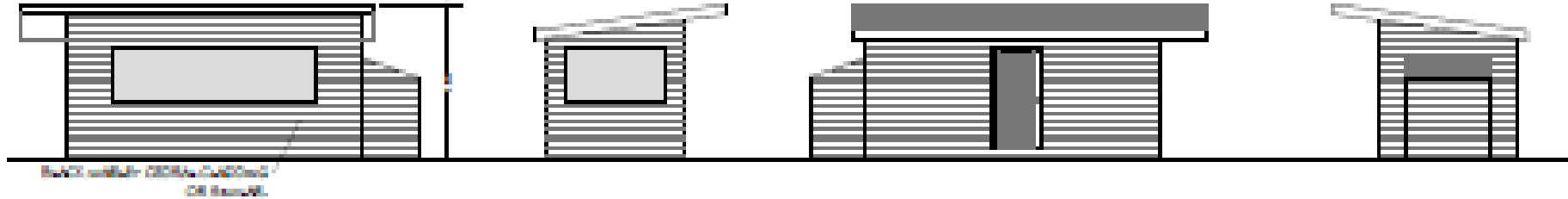
Proposed East Elevation



# PROPOSED ELEVATIONS/FLOOR PLAN OF BEER STORE



# PROPOSED ELEVATIONS & FLOOR PLAN OF PIZZA CABIN/OUTSIDE BAR



North Elevation

West Elevation

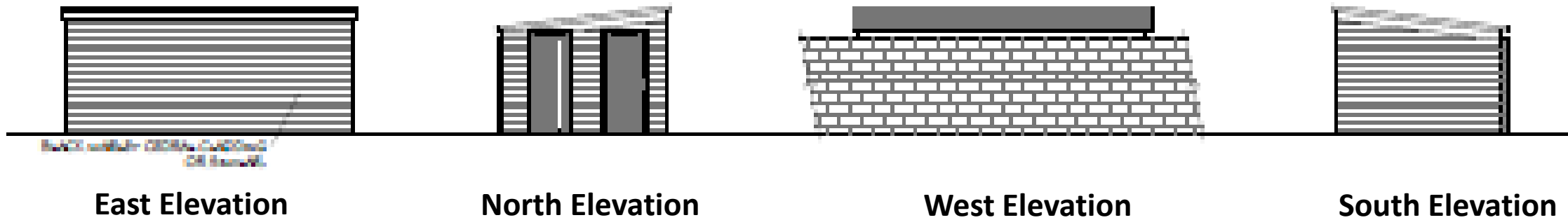
South Elevation

East Elevation



Floor Plan

# PROPOSED ELEVATIONS/FLOOR PLAN OF POTATO PREP ROOM & DRY STORE



Floor Plan

# VIEW OF FRONT (SOUTH) ELEVATION OF HOTEL FROM CROMER ROAD



# VIEW OF FRONT SEATING AREA, PERGOLA & OUTBUILDINGS TAKEN FROM SITE ACCESS

Beer Store

Front seating area



Pergola

Potato Prep Room and Dry Store



# VIEW OF FRONT SEATING AREA, PERGOLA & OUTBUILDINGS TAKEN CROMER ROAD



# VIEW FROM CROMER ROAD SHOWING TWO-STOREY SIDE EXTENSION



Pergola

Two-storey  
flat roof side  
extension

Fire escape

# VIEW FROM CROMER ROAD SHOWING TWO-STOREY SIDE EXTENSION



Photograph supplied by Agent

Two-storey flat roof side extension

External Fire escape

Pergola



# VIEW FROM CROMER ROAD LOOKING TOWARDS HOTEL

Two-storey  
flat roof side  
extension

Pergola



Photograph  
supplied by Agent

# VIEW FROM CROMER ROAD LOOKING TOWARDS HOTEL



**Two-storey  
flat roof side  
extension**

**Pergola**

**Photograph  
supplied by Agent**

# VIEW OF REAR (NORTH) ELEVATION OF HOTEL FROM CAR PARK



2 no. dormer windows

Balcony

Pizza Cabin/Bar

# VIEW OF REAR OF HOTEL FROM CAR PARK



**Pizza Cabin/bar**

**Privacy screen**

**Wind Screen**

**Raised Rear Terrace**

# VIEW OF REAR OF HOTEL SHOWING SIDE EXTENSION

**Two-Storey  
Side Extension**

**Privacy screen**



**Raised Rear  
Terrace**



# VIEW OF REAR OF HOTEL SHOWING SIDE EXTENSION & WIND SCREEN

**Two-Storey  
Side Extension**

**Privacy screen**

**Access Ramp**



**Photograph supplied  
by Agent**

**Wind Protection  
Screen**

**Raised Rear  
Terrace**

# VIEW LOOKING ACROSS CAR PARK TO EAST



# VIEW LOOKING FROM CAR PARK TOWARDS SEA



# VIEW OF FRONT SEATING AREA TAKEN SITE FROM ACCESS TOWARDS CROMER ROAD



# VIEW LOOKING EAST TOWARDS CROMER FROM ACCESS



# VIEW LOOKING WEST TOWARDS WEST RUNTON FROM ACCESS





# MAIN ISSUES

- Principle and site history
- Design
- Landscape impacts including upon the Undeveloped Coast
- Residential amenity and environmental considerations
- Highway safety



# RECOMMENDATION

**REFUSAL** on the following grounds;

Policy EN 4 - Design

Section 12 NPPF

North Norfolk Design Guide SPD (2008)

In the opinion of the Local Planning Authority, the scheme, in particular the inclusion of a two-storey flat roof side extension protruding above the existing eaves line in a dark clad colour finish, results in an incongruous form of development which is considered unacceptable in design terms and detrimental to both the visual amenities of the area and character of the host building. The development is therefore considered contrary to the requirements of Policy EN 4 of the North Norfolk Core Strategy, Section 12 of the NPPF and the design principles set out in the North Norfolk Design Guide (SPD).

Final wording of reasons for refusal to be delegated to the Assistant Director for Planning