

NORTH NORFOLK DISTRICT COUNCIL
PLANNING
APPLICATION

PLEASE READ ACCOMPANYING NOTES FIRST

For office use only

Ref. No.	20	7	07	51	F
Fee Paid					
Date Received					

Date stamp
NORTH NORFOLK DISTRICT COUNCIL
PLANNING DIVISION
12 JUN 2007

1 NAME AND ADDRESS OF APPLICANT

Mr/Mrs/Miss/Me
WITNESHAM VENTURES LTD.
CLAYDON HALL
CLAYDON SUFFOLK.

Postcode
 Tel. No: **176 021**

2 FULL POSTAL ADDRESS OF THE SITE
 (To be edged red on site location plan)

EASTGATE COTTAGE
CROSS STREET
SALTHOUSE NORFOLK. NR25 7XH.

2a EXISTING USE
 (If vacant, please state last use/s)

VACANT RESIDENTIAL -
last occupied JULY 05.

1a NAME AND ADDRESS OF AGENT
 (If form completed by agent)

RODNEY FURZE RIBA
Pi, GREEN LANE, WICKLEWOOD
NORFOLK
 Postcode **NR18 9ET.**
 Tel. No: **0953 604324**
 (personal contact name)
 Mr/Mrs/Miss **FURZE.**

3a APPLICANT'S INTEREST IN LAND
 (E.g. Owner, Lessee, Prospective Purchaser, Tenant etc.)

OWNER

3 DESCRIPTION OF PROPOSED DEVELOPMENT
 (Include any demolition works and proposed use of development)

DEMOLITION OF EXISTING GARAGE AND ERECTION OF
TWO RESIDENTIAL COTTAGES.

OTHER LAND
 Does the applicant own or control any nearby land?

YES NO

SITE AREA Hectares or **2221** Sq. Metres

If yes, please show edged in blue on site location plan

4 TYPE OF APPLICATION (tick one box only)

- | | | |
|--|--|------------------|
| A This is a full application including building or other works | A <input checked="" type="checkbox"/> | Go to Question 7 |
| B This is a full application for change of use only (including use as a caravan site) | B <input type="checkbox"/> | Go to Question 7 |
| C This is an outline application | C <input type="checkbox"/> | Go to Question 5 |
| D This is a reserved matters application | D <input type="checkbox"/> | Go to Question 6 |
| E This is an application for renewal of an unimplemented permission
Please state reference number of the previous permission..... | E <input type="checkbox"/> | Go to Question 7 |
| F This is an application for retention of works or continued use without complying with a condition
Please state reference no of the condition..... and the previous permission..... | F <input type="checkbox"/> | Go to Question 7 |

If you ticked C in Question 4, please complete

5 OUTLINE APPLICATION

If any of the following form part of this application, please tick the appropriate box(es); otherwise leave blank

External appearance Siting Design
 Means of access Landscaping **Now go to Question 7**

If you ticked D in Question 4, please complete

6 RESERVED MATTERS APPLICATION

- A** Please state Reference No of outline permission.....
- B** The following reserved matters are dealt with in this application. Please tick one or more boxes
- External appearance Siting Design
 Means of access Landscaping **Now go to Question 7**

Please tick either A or boxes B/C

7 ACCESS TO ROAD - VEHICULAR AND PEDESTRIAN

- A There will be no new access to a road and no alteration to any existing access to a road
- B There will be a new or altered access to a public road
(Name of road/s) CROSS STREET Pedestrian/Vehicular (Delete if not applicable)
- C There will be a new or altered access to a private road
(Name of road/s)..... Pedestrian/Vehicular (Delete if not applicable)

8 PARKING

Does the proposal involve any change in parking or servicing arrangements? YES/~~NO~~
If yes, please indicate existing and proposed arrangements on your plans

9 TREES

Does the proposal involve the felling or lopping of any trees? ~~YES~~/NO
If yes, please indicate trees concerned on your plans

10 DRAINAGE Please complete Part A and tick one box in Part B

- A Please state how surface water will be disposed of (i) Roads, Hardstanding, etc..... TO: SOAKWAYS
- (ii) Roofs TO EXISTING SOAKWAYS
- B Foul sewage will be disposed of to:- Mains Sewer Septic Tank(s) If other please specify
TO NEW SEWAGE TREATMENT PLANT

11 MATERIALS Please complete -Please state precise description and colour of materials to be used

Roof RED PAVTILE

Walls FLINT WITH RED FACING BRICK BLOCK BOUNDED CORNERS ETC. SOFT RENDERING - PAINTED WHITE

Joinery TIMBER PAINTED WHITE

12 FOR NON-RESIDENTIAL DEVELOPMENT ONLY Please tick one box. If ticking B, complete as necessary

- A The proposal does not involve any alteration in existing floor space
- B The proposal involves an alteration in gross floorspace
from approx sq.m. To approx sq.m.
- That new total includes the following uses with proposed gross floorspace
Retail sq.m. Business sq.m. General sq.m.
Or Special Industrial
Warehousing sq.m. Other sq.m.
- If other, please specify
- C Does the proposal involve the storage of any hazardous materials? YES/NO
If yes, please supply details, including quantities
- D How many people will be employed on the site? Existing Proposed
- E The proposal involves a change in the number of vehicles per day
Cars From to Vans From to
Lorries From to

13 HAVE YOU DISCUSSED THIS PROPOSAL WITH ONE OF THE DISTRICT COUNCIL'S PLANNING OFFICERS YES/NO

If yes, please state the Officer's name

14 I APPLY FOR Please tick one box

- (1) PERMISSION TO CARRY OUT THE DEVELOPMENT DESCRIBED IN THIS APPLICATION
- (2) PERMISSION TO RETAIN BUILDINGS/WORKS ALREADY CONSTRUCTED OR TO CONTINUE A USE OF LAND/BUILDINGS ALREADY COMMENCED

I attach 4 copies of plans for domestic extensions and minor development, or 6 copies for other types of development

I attach a completed Article 7 Certificate

I enclose the fee of £ 530.00 By Cheque/~~PO~~

Signed [Signature] (Applicant/Agent)

Date 8.6.07

CERTIFICATE A

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995, ARTICLE 7

I certify that:

1 On the day 21 days before the date of the accompanying application, nobody except the applicant, was the owner of any part of the land to which the application relates.

*2 None of the land to which the application relates constitutes or forms part of an agricultural holding

or *3 I have/The applicant has, given the requisite notice to every person other than my/him/herself who, on the 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates.

Name of Tenant(s)	Address	Date Notice Served
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signed ROHIT Date 8.6.07
on behalf of WITNESHAM VENTURES LTD.

*delete as appropriate

CERTIFICATE B

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995, ARTICLE 7

I certify that:

1. I have/The applicant has, given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates.

Name of Owner	Address	Date Notice Served
_____	_____	_____
_____	_____	_____

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding

or *3. I have/The applicant has, given the requisite notice to every person other than my/him/her self who, on the 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates.

Name of Tenant(s)	Address	Date Notice Served
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signed _____ Date _____
on behalf of _____

NOTICE No.1

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

An application for planning permission is being made to North Norfolk District Council and you are the owner/part owner/agricultural tenant of the application site

Address of the application site: _____

Description of the proposed development _____

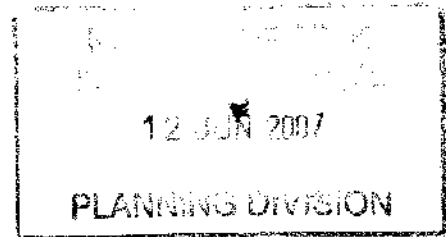
Name and address of the Applicant _____

If you wish to make representation about this proposal, please do so within 21 days of receiving this Notice to the

Head of Planning, North Norfolk District Council, PO Box 5, Holt Road, Cromer, Norfolk. NR27 9DZ

Signed _____ Date _____

on behalf of _____



Rodney Furze BA. MA. RIBA

Pi,
Green Lane, Wicklewood, Norfolk,
NR18 9ET
Telephone. 01953 604324
Email. rodfurze@badilama.co.uk

DESIGN AND ACCESS STATEMENT FOR TWO COTTAGES, CROSS STREET, SALTHOUSE

Because the existing access to the site from Cross Street is unacceptable for increased vehicular traffic, it has been closed off as far as the proposed development is concerned and a new access designed to serve the proposed two cottages plus the existing Eastgate Cottage. Legally the owners of the site have to leave an access from Cross Street to the adjoining property, Well Cottage and this has been done as reference to the block plan Drg. No 2 shows.

The proposed new access has been designed in accordance with the highway authority, and situated 20.5 metres from the edge of the coast road and is 4.5 metres wide with vision splays of 2 metres x 25 metres provided. Access to the site is by a new 3 metre wide driveway serving the garages and parking spaces for the two proposed cottages and parking spaces for Eastgate cottage with a suitable turning head. The new driveway is to be surfaced in brick paviours with brick edging and gullies for rainwater drainage to suitable soak ways. Pedestrian access is also from the new drive with brick paved paths to the three individual houses where shown. The new driveway is blocked at its Southern end with a 1200mm high close boarded fence with timber posts as shown to prevent vehicles other than from Well Cottage, using the original access to Cross Street.

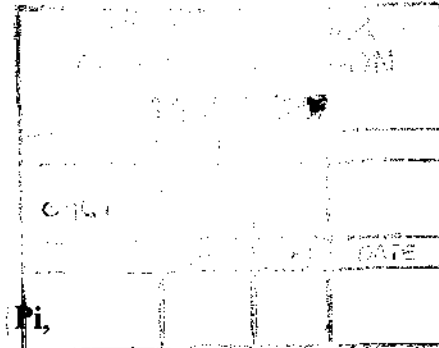
The existing East boundary to the frontage of Eastgate Cottage has an 18 metre long flint wall average height 2 metres and of substantial thickness. It is intended that this strong feature should remain as part of the existing street scene but it interferes with visibility for the proposed vehicular access. The proposal then is to remove part of this wall, approximately 9 metres from its Northern end and reconstruct it on the line of the required vision splay as shown, to the height and thickness it existed and to the same specification that exists in all respects., thus

preserving visual continuity and the technical visibility requirement for safe traffic movement. It is also hoped to preserve the landscaping that exists behind this wall but new planting will be done after the altered portion is completed to preserve this amenity. The wall and planting behind serves to break up the existing and proposed properties and is an important amenity to the overall street scene.

The two proposed cottages have been designed to comply with Environment Agency statistics in regard to flood levels. Firstly, the garages are kept at 150mm above existing ground level for obvious reasons and will have vertically damp proofed walls internally up to the level of the proposed floor of the cottages and any electrical equipment will be maintained at high level within the garages. Existing ground levels are shown on the block plan taken from a GPS survey which has been provided by Anglia Land Surveys at Halesworth Suffolk. Existing ground level in the centre of the site for the proposals is 5.220 and the floor level and damp proof course level of the cottages has been set at 6.620 which has been arrived at from information received from Environment Agency in their letter dated 2nd March 07 to the Planning Authority. In this letter they state that the flood level for this location will be between 6.300 and 6.350. A further 270mm has been added to this for floor thickness and safety. The cottages have been designed with the ground floor situated at the level shown approached by external stairs to the front porch. Internally, the garage roof has been used as a mezzanine between ground and first floors, see section, and the total height of the cottages from ground to ridge is 8.300 metres which is the same height submitted in a previous application which was refused but on the subsequent planning appeal, the inspector was satisfied with the design of that proposal and its relation to adjoining development. The appeal was dismissed for other reasons in regard to the proposal, namely for the provision of garages at the front of the site to the Coast Road. Elevationally, the proposal shows flint walls with redbrick block bonding to corners and plinth together with soft rendered walls painted white. These features are used to relate to properties next door and opposite. The roof is in red pantile again relating to other properties in the area and does not rival adjoining properties in height.

There will be no overlooking from windows in the proposal. The gable windows on the South gable will not overlook adjoining property since the two high level bathroom windows are fitted with obscure glazing. On the North gable, the dining room window looks out on to the blank wall of Eastgate Cottage. Blocking up the two small low level windows on the South gable of Eastgate Cottage will further ensure this. Again the two high level bathroom windows on the North gable of the proposal dwellings will be fitted with obscure glazing.

Rodney Furze BA. MA. RIBA



Pi,
Green Lane, Wicklewood, Norfolk,
NR18 9ET
Telephone. 01953 604324
Email. rodfurze@badflama.co.uk

JUNE 7TH 2007.

Dear Sirs,

Proposed development of two cottages Cross Street Salthouse 9 on land forming part of Eastgate Cottage, Cross St., Salthouse.

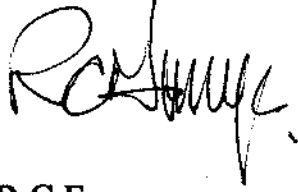
I enclose a planning application for the above and enclose all plans and documents plus a cheque for £530.00 in respect of your fees. I understand that you will make the necessary undertakings to Environment Agency and I refer you to their letter to you dated 2.3.07 which dealt with the previous application for this site which was refused planning consent and also refused on appeal. Please note that the proposal takes in the requirements of Environment Agency and I would argue, passes the exception test.

I also refer you to the Inspectors report on that appeal when he could see no objection to the development of two houses on the site but dismissed the appeal on the grounds of the proposed garages sited on the front garden of Eastgate cottage. You will note that this proposal is no greater in size than the previous application or in height. and the design of the cottages takes into consideration the local character and materials, finishes etc. There is no development on the front garden other than parking spaces.

If this application is refused for the reason that there are other suitable sites in this area for development then I should be glad to have these listed that they may be examined.

I would also like to add that this application is one of many submitted for this site and approved by the planning officers dealing with the applications, but refused by the Planning Committee.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R.C. Furze', written in a cursive style.

R.C.Furze.

The Planning Officer
North Norfolk District Council,
Holt Road,
Cromer
Norfolk
NR27 9EN