

## **Planning Statement**

### **Proposed Dwelling**

**The Grove**

**Cromer Road**

**Holt**

**NR25 6EB**

## GENERAL

The proposal follows from planning application PF/18/0513 and its subsequent planning appeal approval reference APP/Y2620/W/18/3206689. Along with the 'Design and Access Statement' these form principle consideration of the proposals which have as a form been little altered in the latest application other than to form more traditional use of brick and flint and incorporation of a pitched roof of clay Norfolk pantiles.

## PROPOSALS

The proposals as outlined in the appeal decision and unaltered in positioning incorporate two single storey dwellings in the location of the existing tennis court. The proposals will be set behind a brickwork garden wall with espaliered apple trees. Viewed from the driveway, they would appear in contrast to the existing 'Grove' key structures, as outbuildings to the general area's main forms.

The existing treed aspect would be retained, and the structure will retain existing vistas. The mature tree background to the south will be maintained with the proposal structure of modest size and form.

The group and courtyard form at the entrance to the dwellings form, although visually indicating an open vista, on closer view the dwellings sit behind the brick wall have their own planted areas. The properties principle rooms turn away from the entrance area and generally look towards the south for living areas and west for bedrooms, giving these the main aspect for privacy and outlook. Although alternative views of these spaces give light from another source/direction. Any further enclosures could be controlled as indicated by the planning inspector by conditions and need for future planning application, although in general the brick wall will screen the main area related to the properties.

Parking for the dwellings, as indicated, would be adjoining the existing parking area to the north and not harm the surrounding landscaping.

The materials proposed as indicated would be in keeping with the locality and be sympathetic to the location. Although not as contemporary as the previous proposals we would suggest these proposals now applied for would relate and be in sympathy with the existing. The style and form would replicate outbuildings which would be the style expected in such surroundings.

In conclusion, the development would not negatively compromise the area or the listed buildings. With housing developments to the east and the area generally the proposals are two modest and sensitively located and designed properties which would not harm the setting of the listed building and not be detrimental to the locality.

The proposed development would retain and preserve 'The Grove' and therefore meet the policies EN 4 and EN 8 of the North Norfolk Core Strategy and seek to incorporate design that reinforces the local distinctiveness and preservation of the listed buildings and their

dwellings. In accordance with section 16 of the National Planning Policy Framework the significance of an historic asset would be sustained.

The proposal meets sustainable, economic, social and environmental aspirations of the NPPF, creating new housing to meet local needs, develop previously developed land, to be in sustainable locality and incorporate energy efficient design.