

The Planning Officer  
NNDC  
Holt Road  
Cromer NR27 9EN

Gullies  
The Street  
Weybourne  
NR25 7SY

2 November 2022

Dear Sir

Planning application FP/22/2447

Referring to the above application, I have the following concerns and objections. It is proposed to build a 2 storey 4 bedroomed 4 bathroom house on the land edged green and hatched black on the attached plan.

I am the owner of the property Gullies, which is coloured green on the attached plan.

I am writing to you to strongly object to this proposed application which will adversely affect the privacy and amenity of Gullies.

At the moment, I have the following very important points and questions:

- 1 What is the current use of the proposed site?
- 2 What is the outcome of the site analysis?
- 3 Under the NNDC Design and Build Guide, what is the current restriction of proximity that a new build can be built from an existing building? I thought new builds were supposed to be a certain number of feet away from existing buildings. How many feet is it please?
- 4 Access – this is a monumental problem. Access to the proposed development is from Home Farm Rise. Now, to actually access the site in question, a right of way will be required down the dirt track, coloured blue on the attached plan, because the majority of the dirt track is owned by other properties. Also, several of the cottages on Home Farm Rise and The Street, as well as Gullies have a right of way over this dirt track too. In fact one of the properties on The Street has the right to drive a Horse and Carriage over it.

21 Home Farm Rise coloured pink on the attached plan owns the majority of the dirt track. It is their second home and they have

a large disability vehicle as one of the owners is severely disabled. When they are here there can be anything up to three vehicles parked on the track.

Further-more, looking at the proposed plans, there are proposed double doors opposite my parking (hatched black on the attached plan. For the life of me, I have absolutely no idea how a car is going to be able to swing around and drive into that space. Also, how is my access to and egress from my property going to be affected by this.

On the proposed plans submitted, the proposed double gates are showing to open outwards onto the dirt track, how am I supposed to get in and out of my parking space? Where are the owners of 21 Home Farm Rise, who own the majority of the dirt track going to park their cars? If they are parked on their land, then access to the proposed double gates is impossible.

Clearly this application takes no account of the access and egress inconvenience which will be caused to Gullies or 21 Home Farm Rise

I sometimes have to ask the owners of 21 Home Farm Rise to move their cars, because there can be anything from 1 to 3 of their cars parked on the dirt track and I can neither get in or out of my space.

We all know that parking is a massive nightmare in Weybourne. In fact I understand that the Maltings Hotel and their development have parking issues already and have negotiated with a local caravan park to use their site as an overflow car park.

It may well be that The Maltings have offered the owners of 21 Home Farm Rise and perhaps Turnip House "a sweetener" to access over their land, but this dirt track, if the proposed development goes ahead will turn an area of outstanding natural beauty into a smaller version of the M25 car park.

It is anticipated that the proposed development will probably be yet another holiday home – 4 bedrooms, that will house some 8 people with the potential of between 2-4 cars needing access down this dirt track and parking. Has any consideration been given to wear and tear of this dirt track and the pollution into my

garden. Also, the site may not be big enough for 4 cars, where will those who are unable to park on the proposed site park?

Home Farm Rise itself is already a zoo when it comes to parking when all the holiday cottages are let. This is only going to exacerbate the problem.

5. Windows on the east elevation look directly into my garden thus causing a privacy issue for me.

6 What is happening to the enormous, I think Sycamore tree on the east elevation of the proposed development? .

7 I can see that no consideration has been given to the surrounding areas and how these proposed works will affect the privacy and amenity of the area.

It's almost as though this development will be landlocked. What will happen in the case of an emergency?

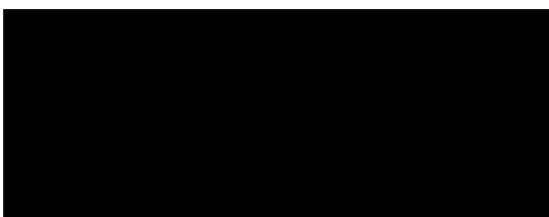
8 I cannot begin to imagine the disruption and inconvenience this proposed development will cause – contractors and materials accessing it, the groundworks, access to and egress from, the actual build, where will the contractors park? It's enough to cause a nervous break-down.

9 It's a huge development on a not very big site.

These are my initial reactions to the planning application and proposed development. I would very much like there to be a site visit and consultation and also answers to my questions which I have raised above.

I look forward to hearing from you, as soon as possible. I have tried to speak with the NNDC planning department about this matter on several occasions, without success.

Yours faithfully

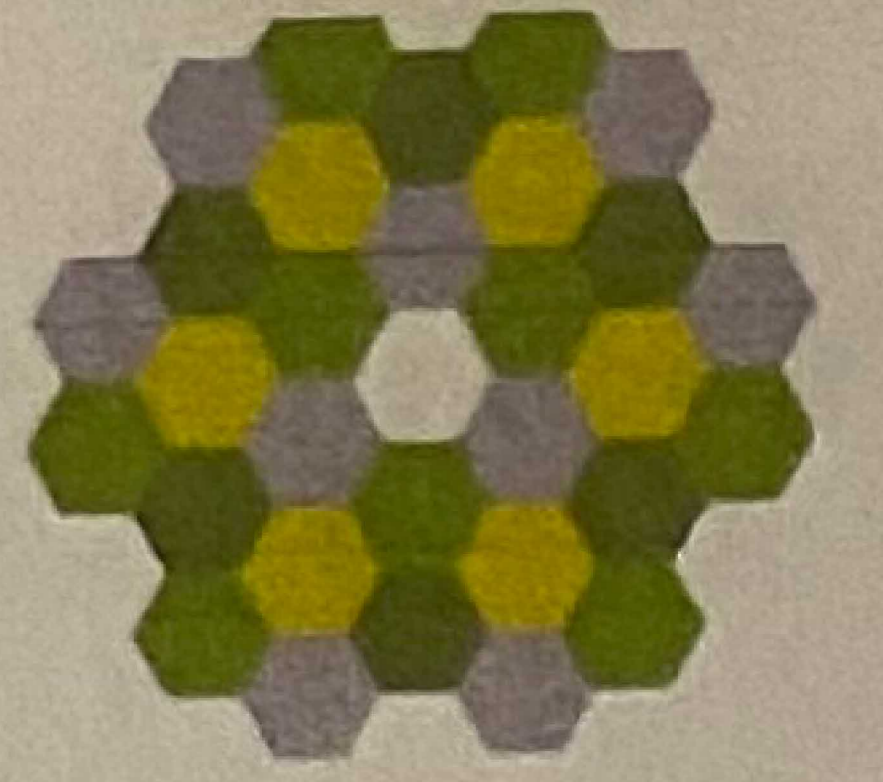






**NVI LAND REGISTRY**  
**Official copy of**  
**title plan**

Title number **NK497914**  
 Ordnance Survey map reference **TG1043SE**  
 Scale **1:1250 enlarged from 1:2500**  
 Administrative area **Norfolk : North Norfolk**



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- Key.**
- Gullies
  - 21 Home FARM Rise
  - Dirt track belonging to 21, Home FARM Rise
  - Right of way for Gullies & other properties.
  - Gullies parking area,