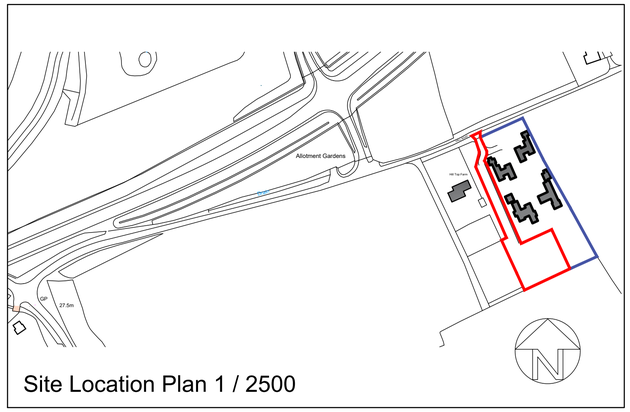


Site Plan 1 / 250



Site Location Plan 1 / 2500

Planning Statement

Location
Hill Top Farm, Hall Road, Brockdish, Norfolk, IP214JT

Planning History
Part Q Planning Approval for conversion of agricultural building to residential dwelling under ref number 2024/ 1120 dated 12th June 2024
Full Planning Permission on adjoining site to North for erection of four new barn style dwellings under permission 2020/ 1618 dated 27th October 2020 and under construction.

Proposals.
These proposals are to demolish the agricultural dwelling and construct a new replacement barn style dwelling in its place. The re-building will give the opportunity of enhancing the landscape and setting of the farmhouse and group of dwellings. It will also give opportunity to enhance landscape and soft planting areas.

Contamination.
None anticipated, condition expected for unexpected contaimination.

Access
Existing access retained as approved under Part Q permission

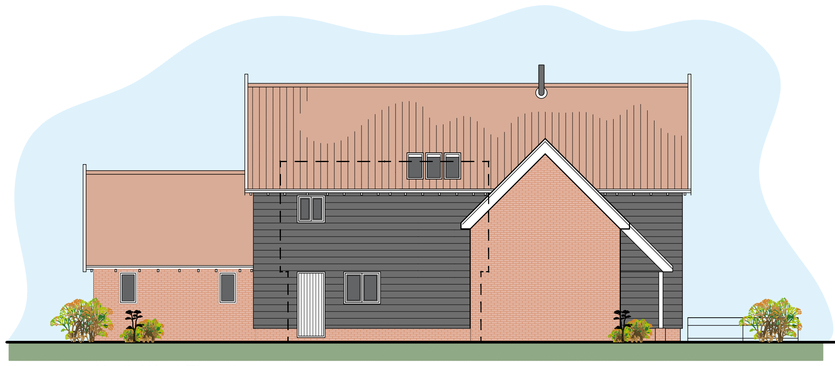
Flooding
Outside of flood zone.

Ecology
Building considered unsuitable for bats. Bio Diversity Net Gains do apply and small metric calculation provided for comment.

Landscape.
New / enhance soft native hedge and tree planting expected to be provided and conditioned as part of any forthcoming Planning Permission Approval.



Site Block Plan 1 / 500



North West Elevation



North East Elevation



South West Elevation



South East Elevation

Planning

Howe and Boosey
Architectural Services Ltd

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Email: office@howeboosey.co.uk
Website: howeboosey.co.uk
Company Number 13511000 Incorporated 14th July 2021

Project
Proposed replacement part Q dwelling
Hill Farm Brockdish
Danny Ward Builders
Proposed site plans and elevations.

Scale	1 / 100 250 500 2500		@ A1
Job No.	0321	20	
Drawn by:	H and B	**Date:**	July 2024

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All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.