

Item: 10

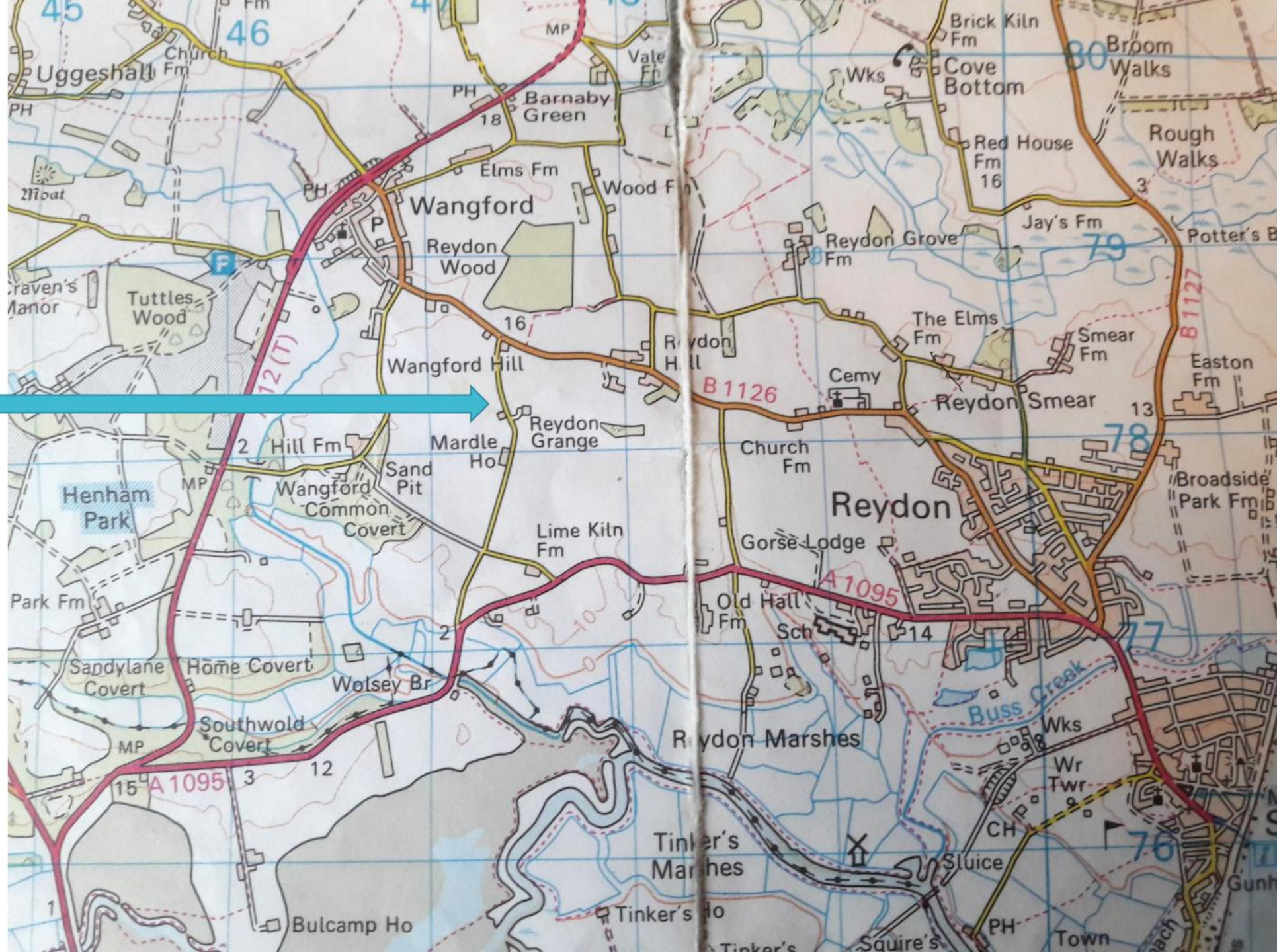
DC/20/3675/COU

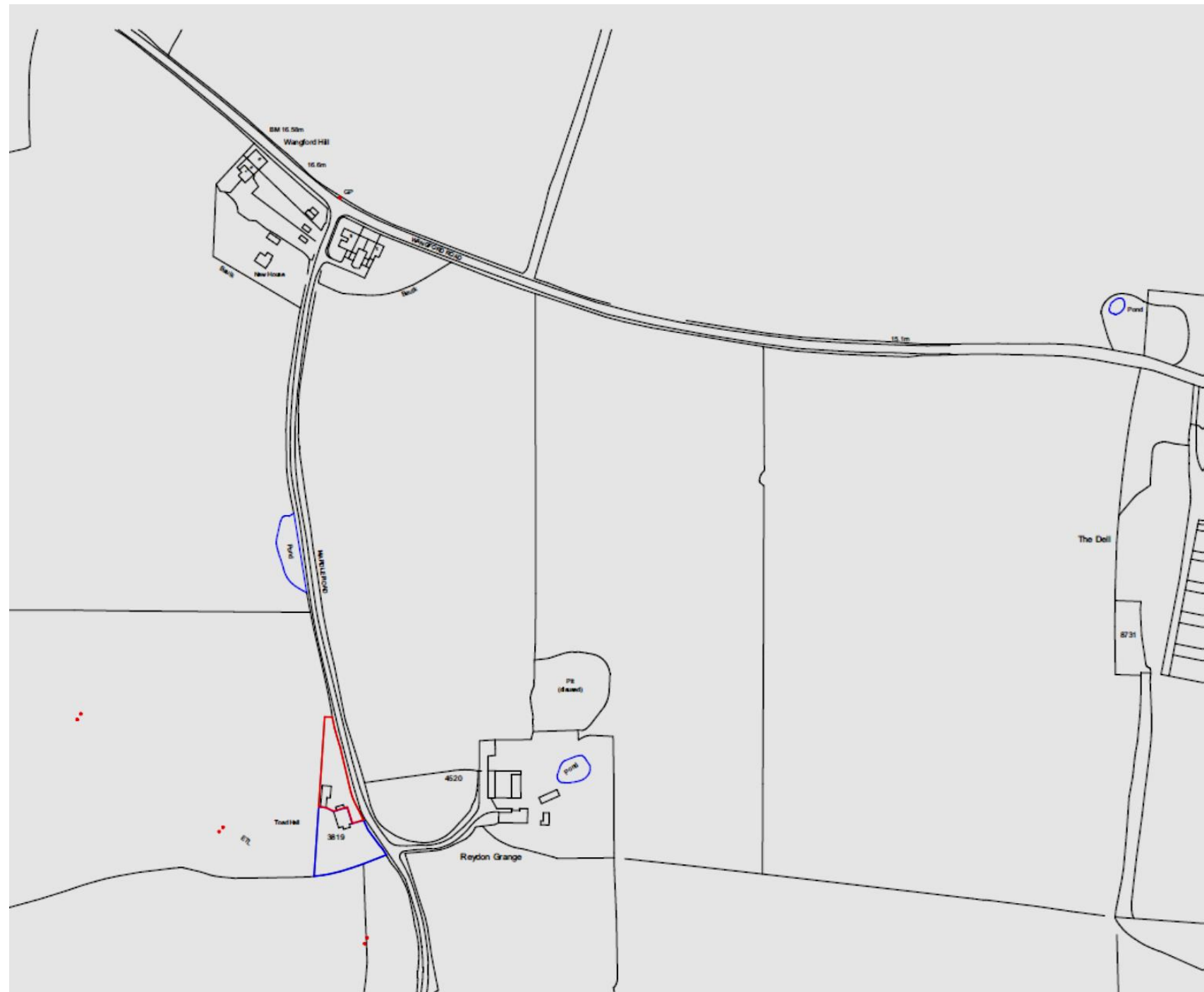
Change of use from disused residential orchard/garden to
glamping site with 5no. Pitches

Toad Hall, Mardle Road, Wangford, NR34 8AU



The site





Site layout

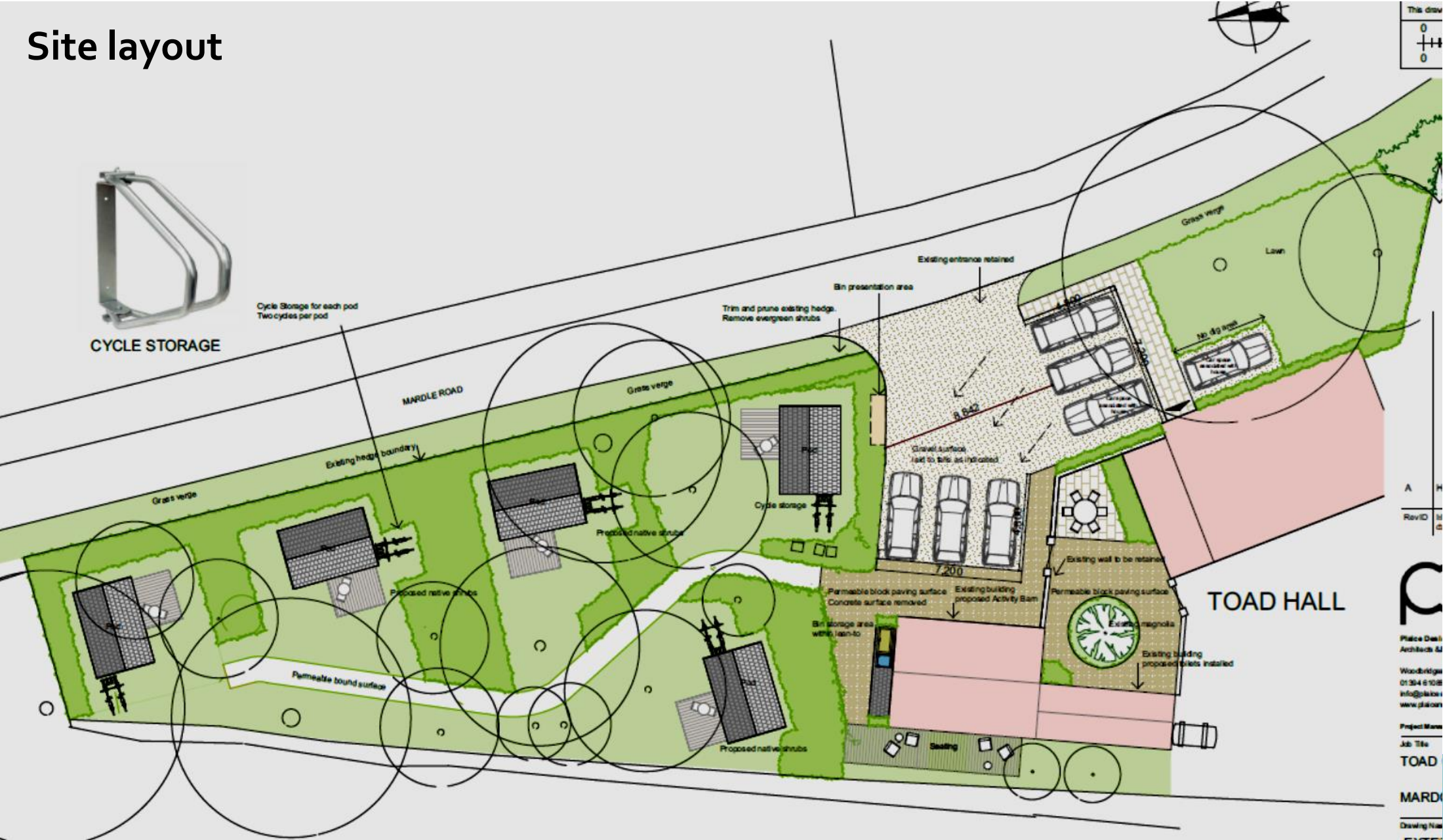




Image 4 | View of the site and Toad Hall from Mardle Road



Image 5 | Outbuildings



Image 6 | View of the site and Toad Hall from the fields to the West



Image 7 | View of the site from Mardle Road to the North

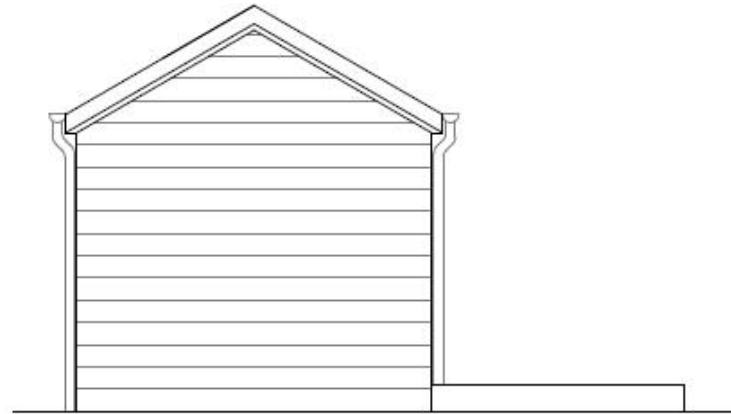
Looking
north



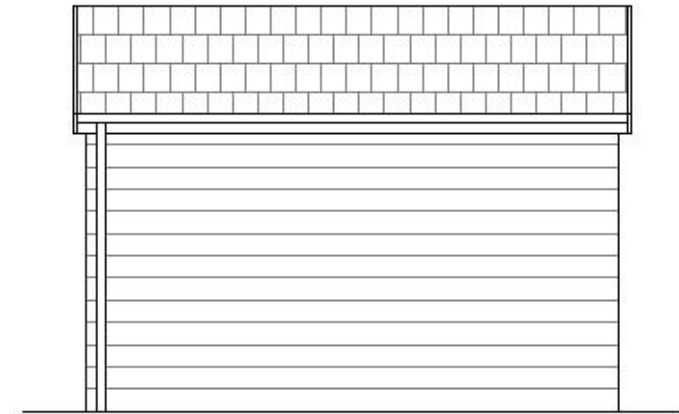
Proposed pods



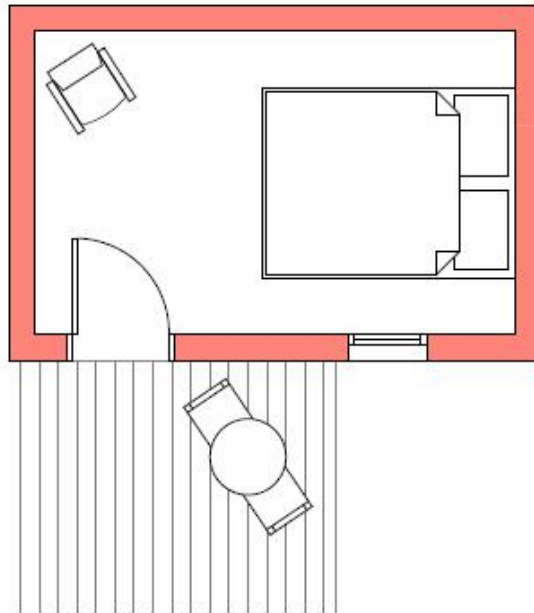
Front Elevation | 1:50



Side Elevation | 1:50



Rear Elevation | 1:50



Floor Plan | 1:50



Wane edge timber cladding



Bitument shingle roofing



Forrest Green timber window and door



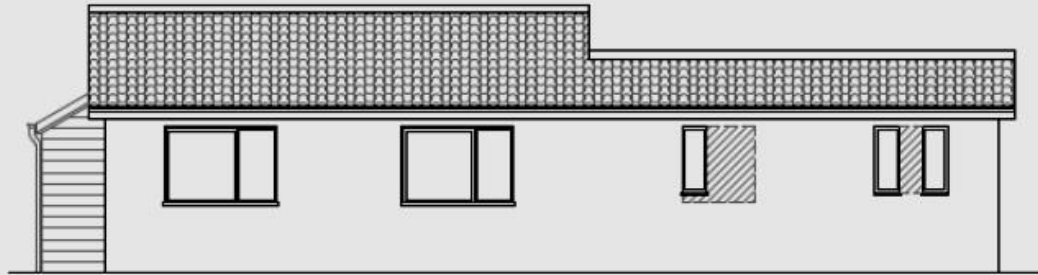
Softwood groove decking

The material palette is designed to be sympathetic to the pod's surroundings, minimising their impact on the local landscape.

Each timber pod will be constructed on 6 concrete pads and capable of being transported whole on the back of a lorry. This method ensures that their impact on the landscape and surroundings will be minimal and reversible.

The decking will be constructed on timber posts so that it can also be easily removed or modified, meaning no part of the pods or their decking will be a permanent structure.

Toilet/shower block and studio space



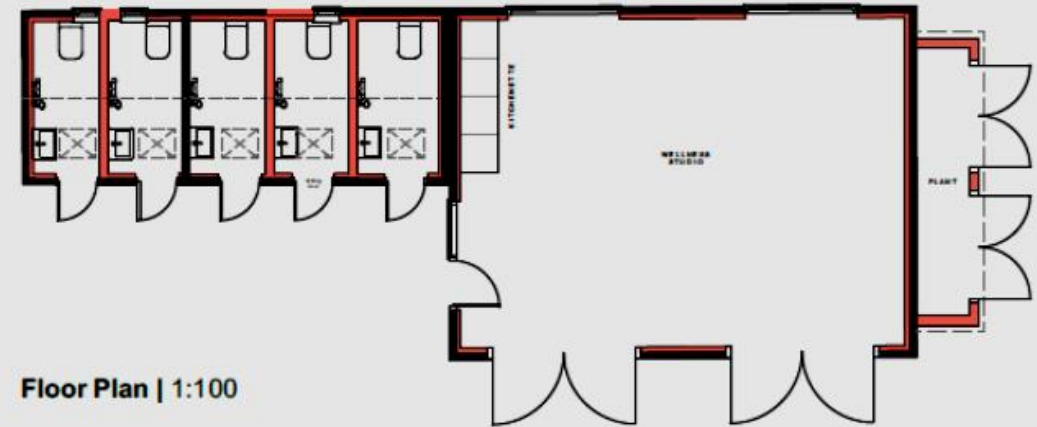
West Elevation (field facing) | 1:100



East Elevation (road facing) | 1:100



South Elevation | 1:100

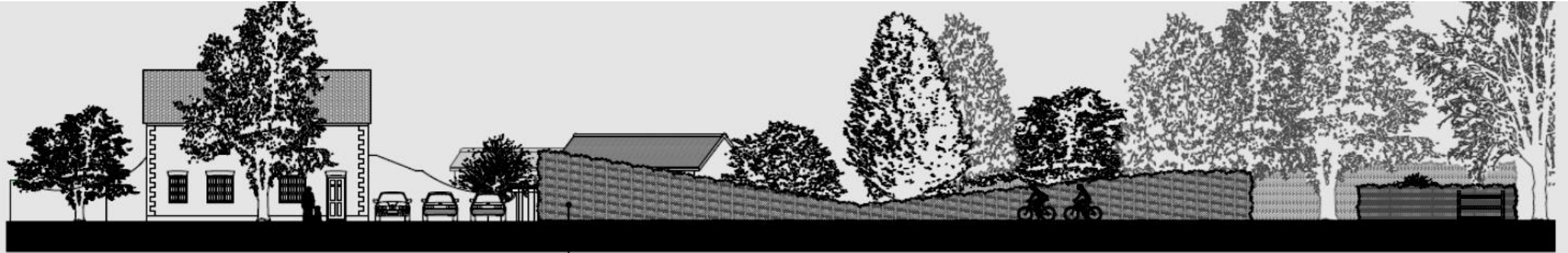


Floor Plan | 1:100

PROPOSED WORKS:

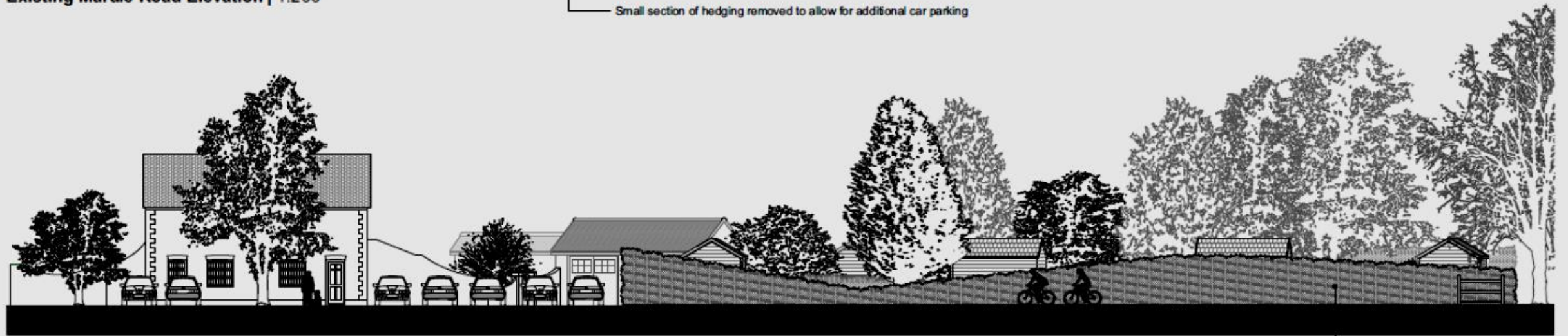
1. Conversion of the outbuilding into 5 No WC/shower rooms, one for each pitch. It is considered beneficial that each pod will have their own bathroom for the duration of their stay in light of recent worldwide events. A small external plant room will be located to the North of

Street scenes



Existing Mardle Road Elevation | 1:200

Small section of hedging removed to allow for additional car parking

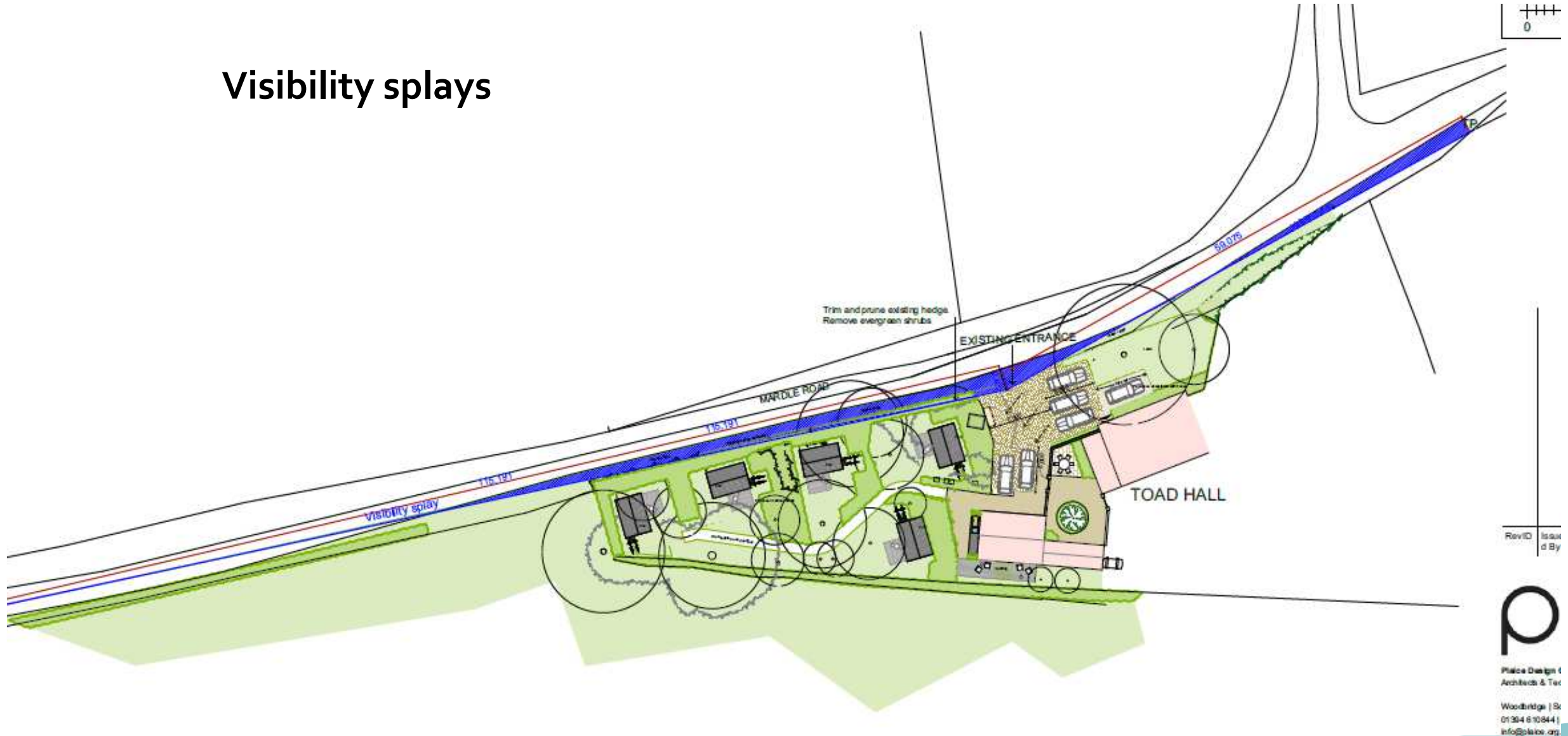


Proposed Mardle Road Elevation | 1:200

Proposed Works

Additional hedging planted


Visibility plays



access



Material Planning Considerations and Key Issues

- Principle of use/sustainable development (**Policy WLP8.15**)
 - Impact on AONB landscape (**Policy WLP8.35**)
 - Design (**Policy WLP8.29**)
 - Highway Safety (**Policy WLP8.21**)
 - Residential amenity (**Policy WLP8.29**)
 - Ecological impacts (**Policy WLP8.34**)
 - Impact on heritage assets (**Policy WLP8.37**)
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is positioned in the bottom right corner of the slide.

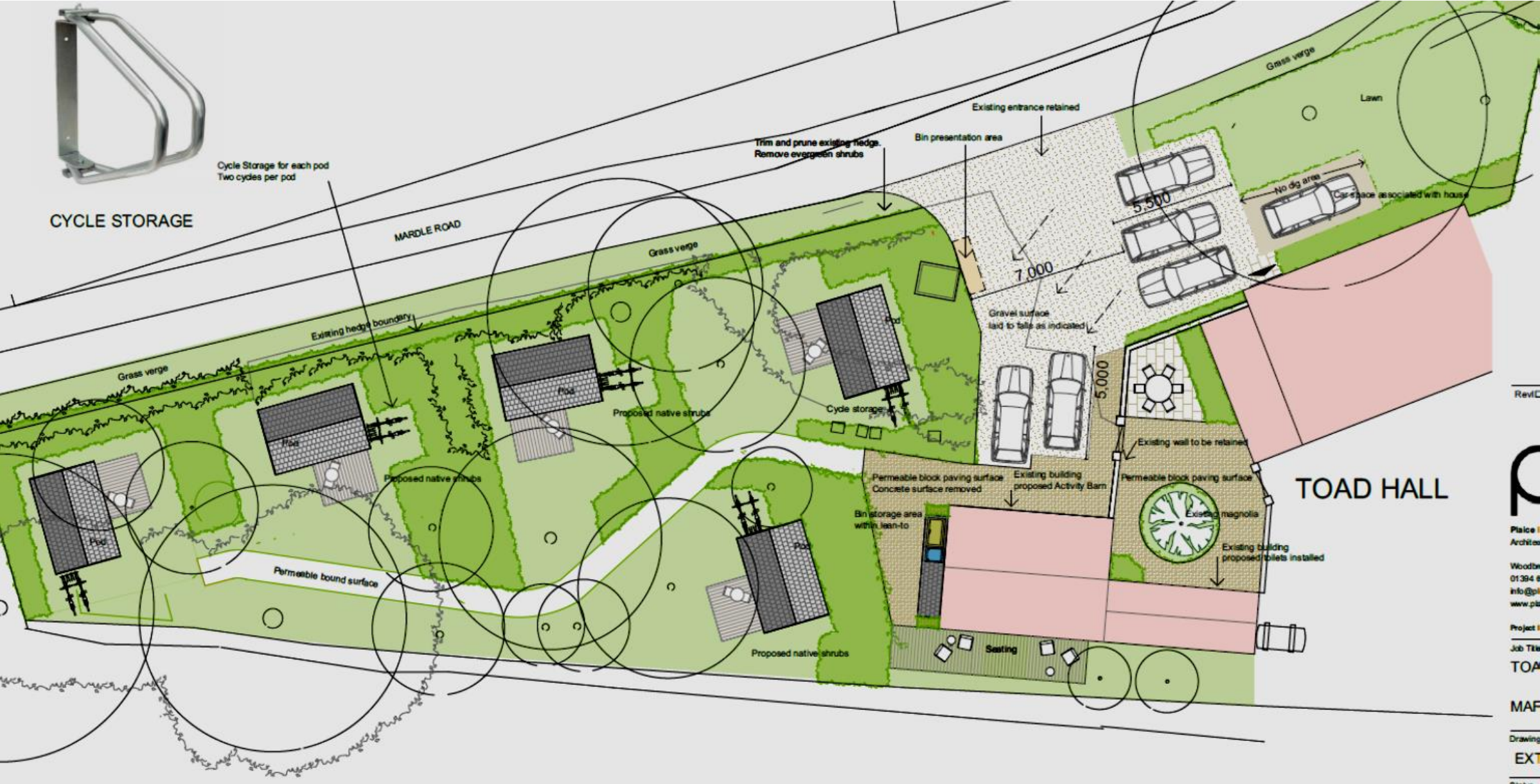
Recommendation

Approve subject to the following controlling conditions.

- Time limit
- Completion in accordance with approved plans
- Holiday accommodation restriction
- Compliance with ecological report
- Protection of nesting birds
- Lighting strategy
- Tree retention
- Tree protection
- Bin storage
- Visibility splays
- Parking
- Material
- Landscaping details and implementation

(As per Page 133 of the report)

Site layout



Rev C



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Project
Job Title
TOA

MAF

Drawing
EXT

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