

Item: 9

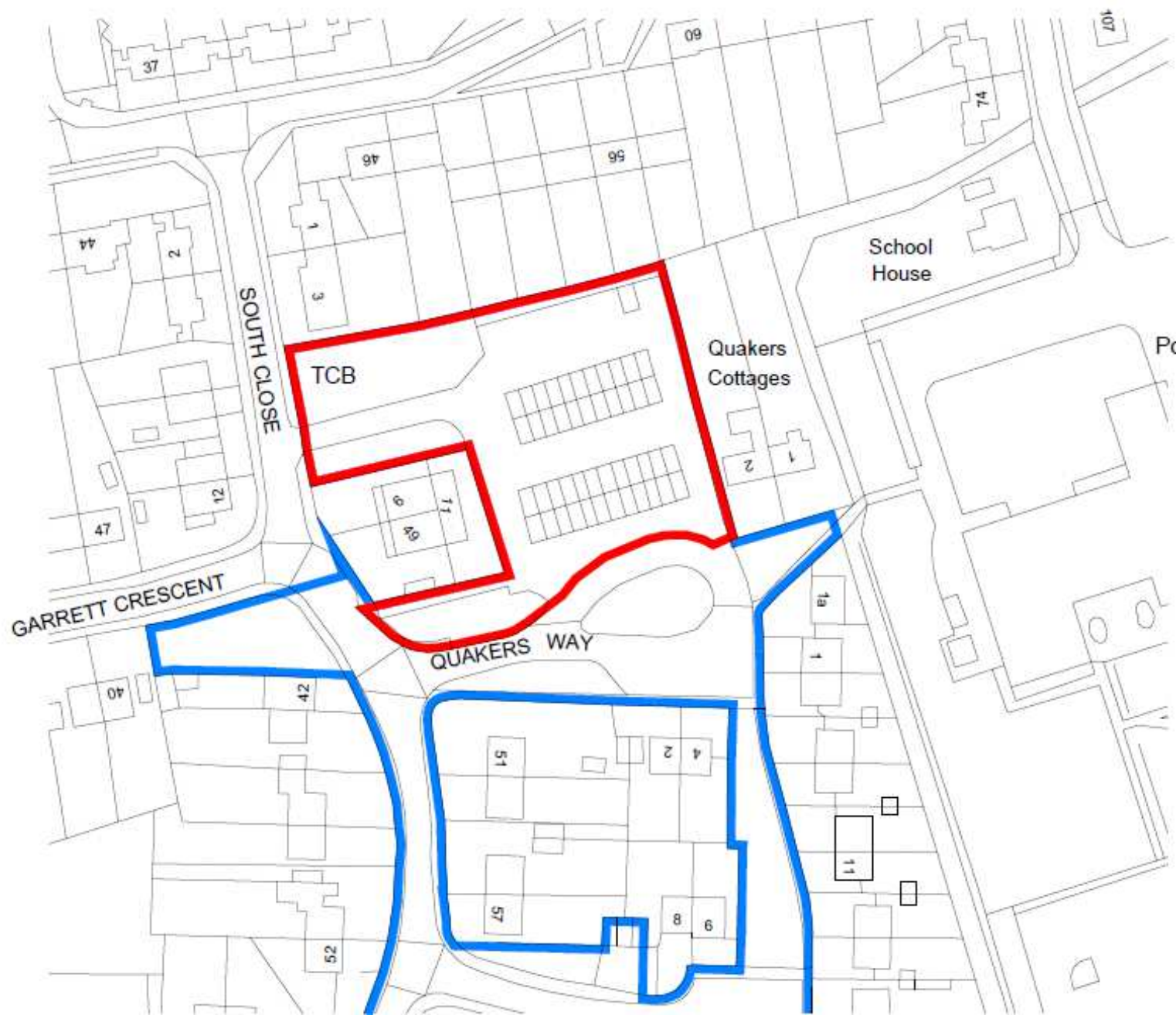
DC/21/1166/FUL

Construction of 10no. dwellings with associated access, infrastructure, garden sheds and landscaping, and demolition of garages

Land Off South Close, Leiston



Site Location Plan





Alde Valley Academy

Suffolk New C
On The Coast

3D













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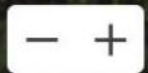
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South Ct

SOUTH CLOSE
GARRETT CRESCENT



← 11 South CI Leiston, England



Google

2D



← 2 South CI Leiston, England



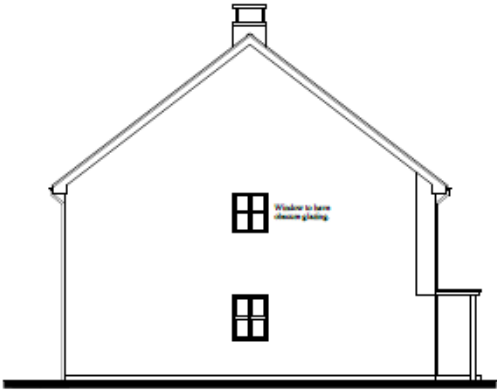


Plots 1 and 2



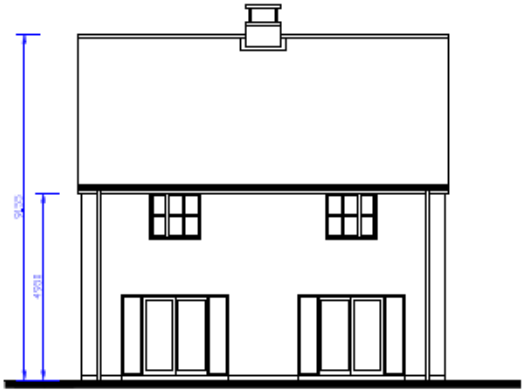
Proposed Front Elevation

1:100



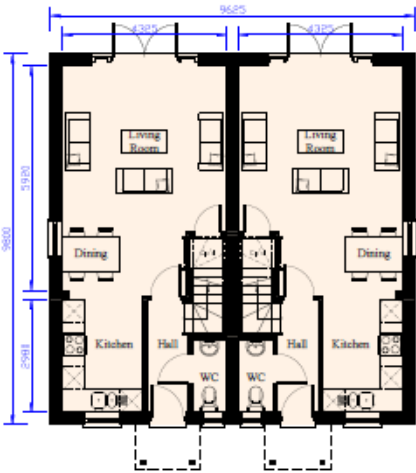
Proposed Side Elevation

1:100



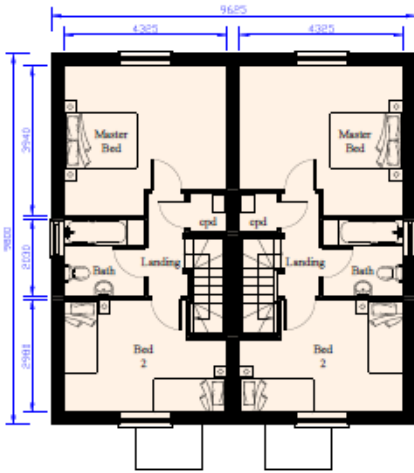
Proposed Rear Elevation

1:100



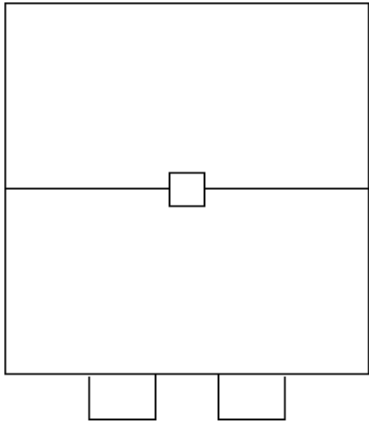
Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100



Proposed Roof Plan

1:100

Dwelling Sum

Type	S
Bedrooms	2
Size (GIA)	7

Note - areas shown

Plot Numbers

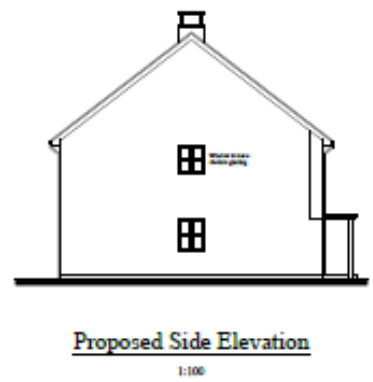
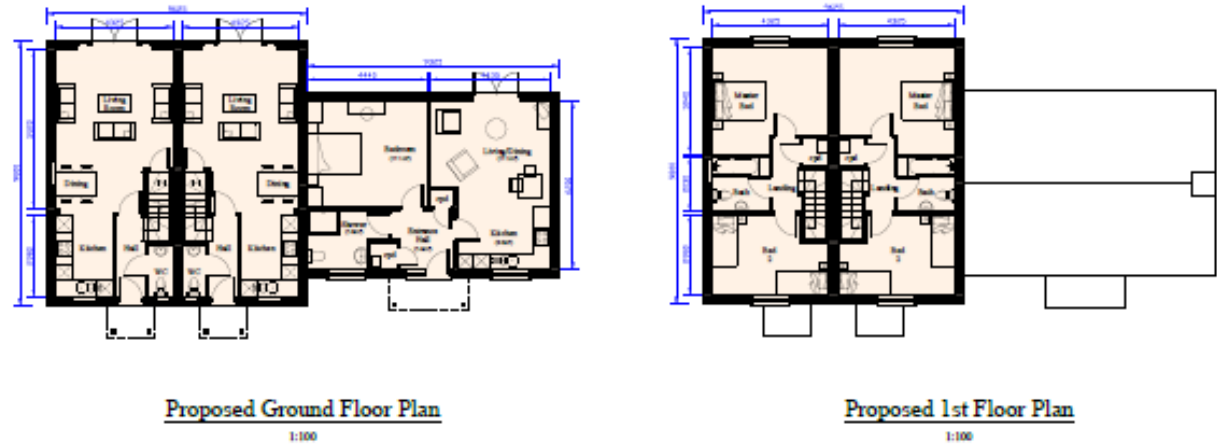
1 & 2

Note

Plots 3, 4 and 5



Plots 6 and 7



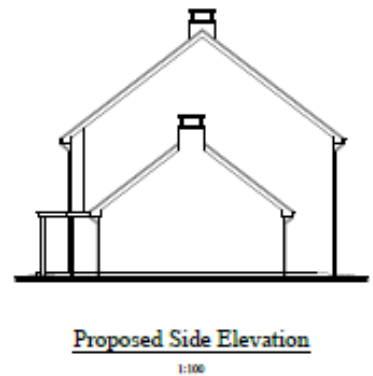
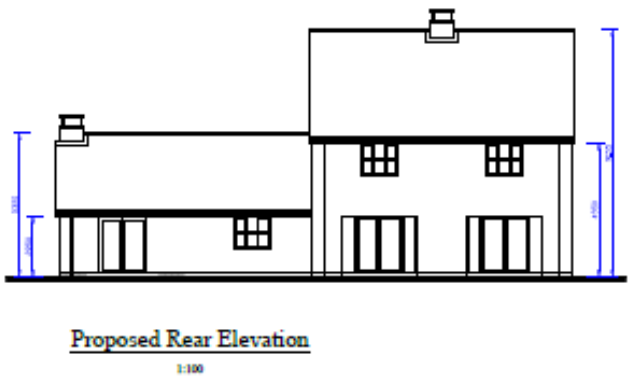
Dwelling Summary

Type	Detached Bungalow
Bedrooms	1
Size (GIA)	56m ² / 603ff ²

Note - areas shown are gross internal areas

Plot Numbers
6 & 7

Note
Front elevation shown relates to plot 7. Re proposed material plan for plot specific finishes.



Dwell
Type
Bedroom
Size (GIA)

Note -

Plot 1
3, 4 &

Note



Proposed Front Elevation

1:100



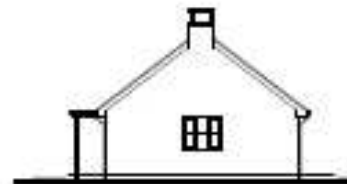
Proposed Side Elevation

1:100



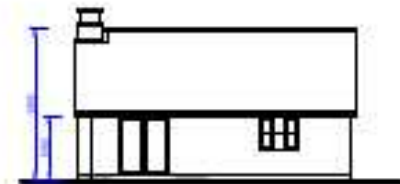
Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Rear Elevation

1:100



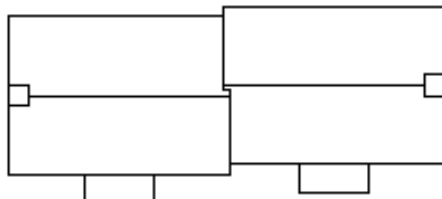
Proposed Side Elevation

1:100



Proposed Ground Floor Plan

1:100



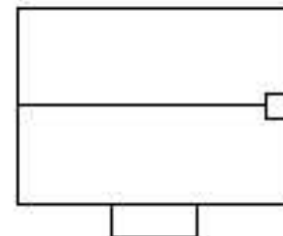
Proposed Roof Plan

1:100



Proposed Ground Floor Plan

1:100



Proposed Roof Plan

1:100

Dwelling Summary

Type	Detached Bungalow
Bedrooms	1
Size (GIA)	56m ² / 6030 ²

Note - areas shown are gross internal areas

Plot Numbers


8

Note

Plots 9 and 10

Plot 8

Material Planning Considerations and Key Issues

- Loss of garage court and acceptability of level of parking provision (appropriate Departure to Neighbourhood Plan)
 - Impact upon residential amenity
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.

Recommendation

Authority to Approve subject to completion of S106 Agreement regarding affordable housing, RAMS contributions and SUDs management.

Conditions regarding:

- Approved Plans
- Highways matters
- SW drainage
- Arboricultural method statement
- Ecological mitigation and enhancement
- Unexpected contamination



Objector/ Supporter/ Interested Party





Applicant/Agent

