

Item:

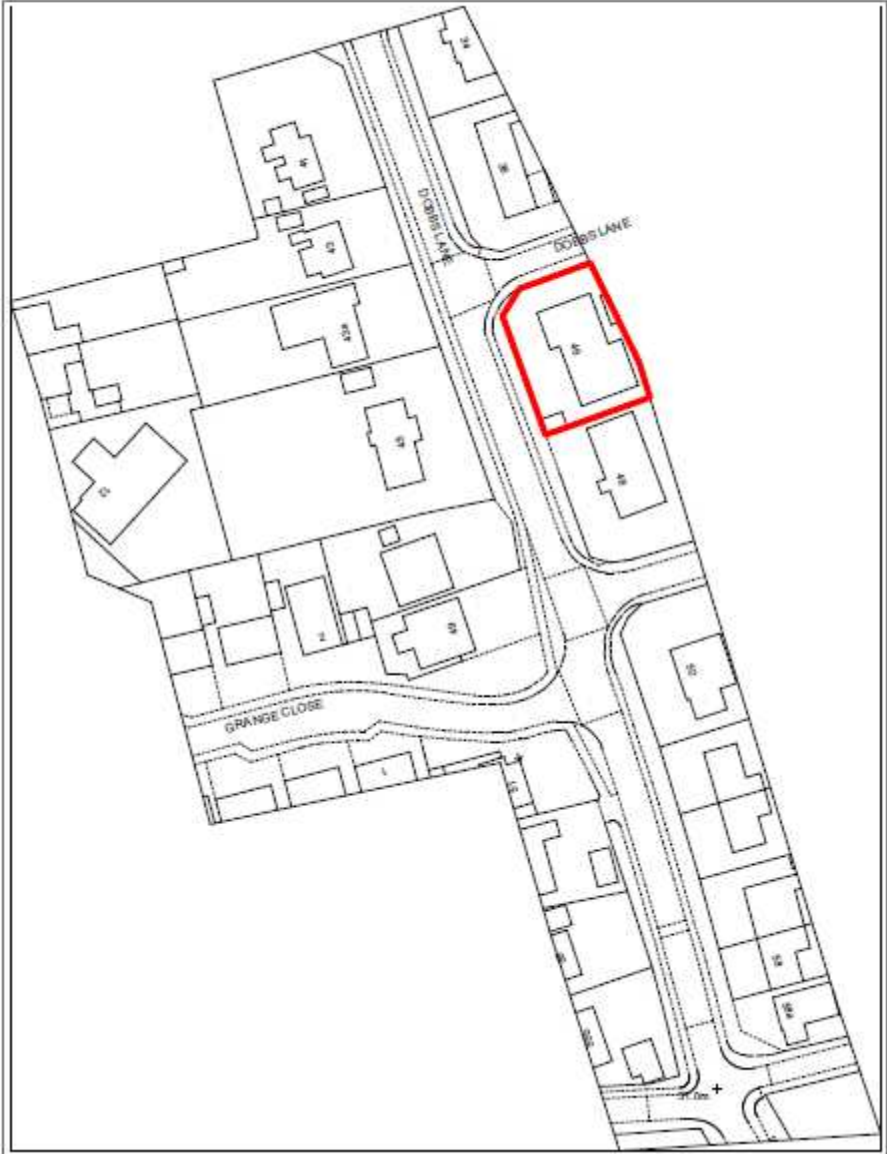
DC/22/0915/FUL

Retrospective application - Retention of
replacement outbuilding

46 Dobbs Lane, Kesgrave, IP5 2PX



Site Location Plan



Aerial Photographs



 46 Dobbs Lane



E



N



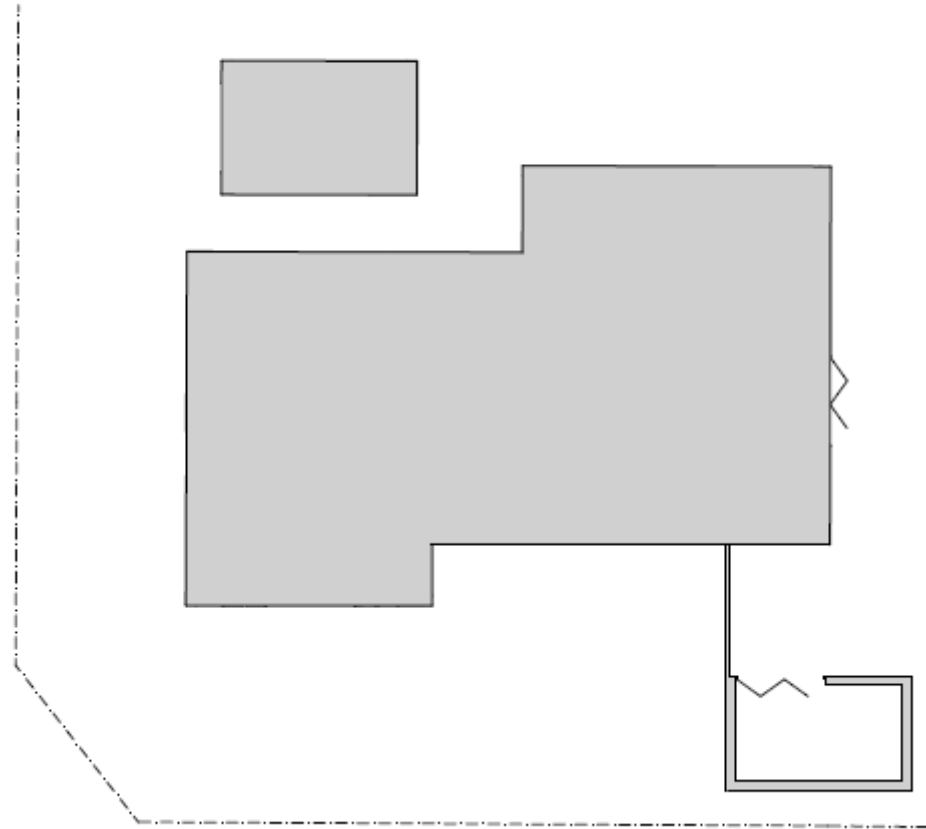
S

Street View

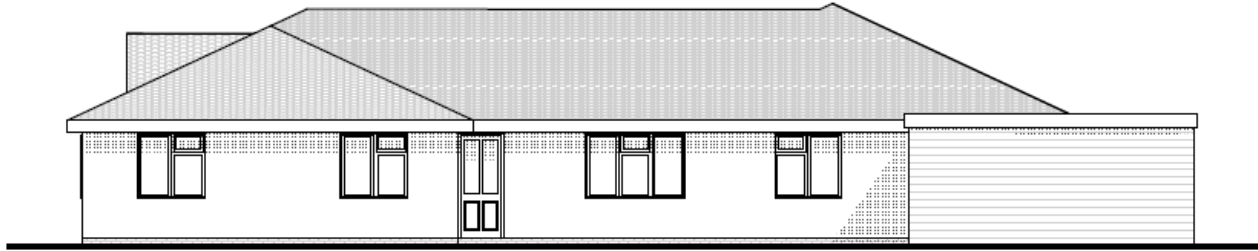




Existing Block Plan



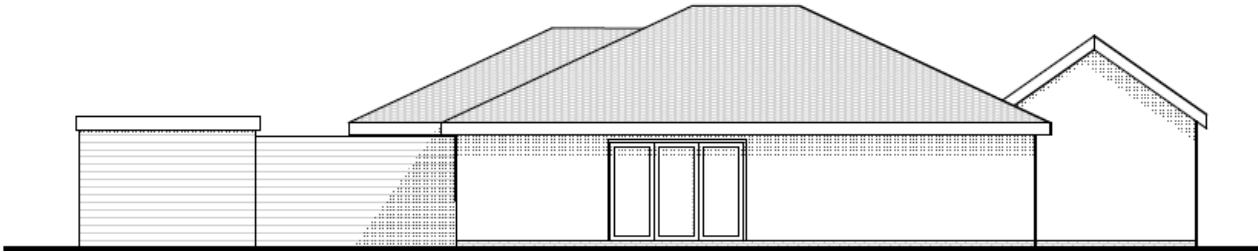
Existing Elevations



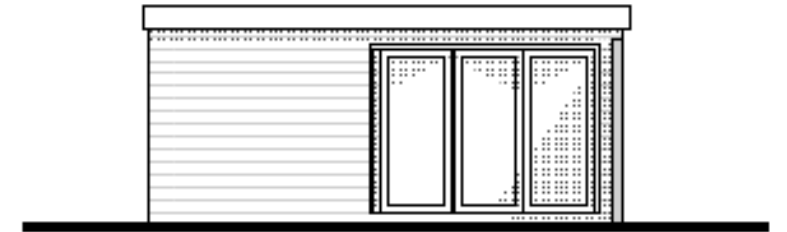
Front



Side



Side



Previous Development



Outbuildings at 53 and 55b Dobbs Lane



Material Planning Considerations and Key Issues

SCLP 11.1- Design Quality/Materials

- Size, scale and massing of development not too dissimilar to previous structures in the same location and the impact on the streetscene arguably improved from a 'tatty' wooden fence to a modern outbuilding.

SCLP 11.2- Residential Amenity

- Overbearing
- Outlook
- Overlooking/Privacy
- Access to Light

Kesgrave Neighbourhood Plan- Objective One: protecting the character and identity of Kesgrave, particularly in respect of preserving the established openness of the built-up areas. Previous shed and outbuilding were surrounded by close boarded fencing that was highly visible from Dobbs Lane and no concerns were raised as to their impact on the character and identity of Kesgrave.

Recommendation

Approve

