



## Committee Report

**Planning Committee South – 28 February 2023**

**Application no** DC/22/1146/FUL

**Location**

Land Adjacent To 3  
Pine Grove  
Grundisburgh  
Suffolk  
IP13 6UL

**Expiry date** 3 March 2023

**Application type** Full Application

**Applicant** Mr Michael Hill

**Parish** Grundisburgh

**Proposal** Construction of detached bungalow

**Case Officer** Grant Heal  
01394 444779  
[grant.heal@eastsuffolk.gov.uk](mailto:grant.heal@eastsuffolk.gov.uk)

### 1. Summary

- 1.1. Planning permission is sought for the construction of a detached bungalow on land adjacent to no.3 Pine Grove, Grundisburgh.
- 1.2. Considered against all relevant material planning matters, the application is deemed sustainable and therefore recommended for approval in accordance with the NPPF and the relevant policies of the adopted development plan.
- 1.3. Reviewed against the Council's adopted scheme of delegation, the applicant is not an elected member, member of staff or close relative. Nor is the land owned by the District Council. Notwithstanding, the referral process was triggered in accordance with the Council's scheme of delegation because the 'minded to' decision of the Case Officer is contrary to the Parish Council's recommendation to refuse the application.

- 1.4. The application is at committee following its presentation to the referral panel on Tuesday 31 January 2023 where the Chairs and Vice-chairs concluded that the merits of the proposal warrants further debate at full planning committee.

## **2. Site Description**

- 2.1. The site comprises an open area of grass positioned between no.3 Pine Grove and Lower Road; from which vehicular access is gained via a private track serving four dwellings, including that most recently permitted by DC/20/4891/VOC (since completed and occupied).
- 2.2. Lower Road sits at a notably lower level adjacent the site's northern boundary and Pine Grove climbs steadily from an entrance point further west towards the host dwelling which effectively sits at the brow of a hill.
- 2.3. Established vegetation, including several notable tree specimens, screen the site from Lower Road and in views from the east and west. The rear garden boundaries of Brook Cottages (a terrace of three dwellings) are party to the site's eastern boundary.
- 2.4. Further west lies a large parcel of land subject to Local Plan Policy allocation SCLP12.51 (Land to the West of Chapel Road, Grundisburgh) which establishes the planning principle for approximately 70 dwellings.

## **3. Proposal**

- 3.1. This application seeks planning permission for the construction of a detached bungalow on land adjacent to no.3 Pine Grove, Grundisburgh.
- 3.2. The two-bedroom market dwelling would have a L-shaped plan and would benefit from private front and rear amenity areas, along with parking for approx. three vehicles and access off Pine Grove.
- 3.3. This application has been received in-light of pre-application advice provided by the Council which concluded that the proposed development has the potential to be found in compliance with the relevant provisions of the NPPF and policies of the adopted Local Plan.

## **4. Third Party Representations**

- 4.1. Four third-party representations of objection have been received which raise concerns relating to the following material planning matters:
  - The potential for increased traffic to undermine highway safety.
  - The unsuitability of Pine Grove for pedestrians;
  - The impact of construction traffic experienced by residents.
- 4.2. Legal rights of way over Pine Grove have also been raised but this is a civil matter and therefore not material to the consideration of this planning application.

## 5. Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Grundisburgh Parish Council	29 March 2022	5 November 2022
<p>Summary of comments:</p> <p><u>Received 5 November 2022:</u></p> <p>The recent inclusion of a very detailed Arboricultural Report does not change the Parish Council in principle objections to this application.</p> <p>Grundisburgh and Culpho Parish Council strongly object to the construction of a dwelling in this position on Pine Grove in the countryside outside the defined settlement boundary of Grundisburgh.</p> <p>Suffolk Coastal Local Plan Adopted September 2020 states Policy SCLP5.1: Housing Development in Large Villages Residential development will be permitted within defined Settlement Boundaries. This site is located in the countryside, a significant distance from the defined Settlement Boundary. Access to the school, doctors' surgery, shops, post office, pub, church and Village Green is along narrow country lanes without pavements, the proposal would result in increased trips by private car.</p> <p>Policy SCLP5.4: Housing in Clusters in the Countryside This policy is not applicable to this proposal, as the application site does not meet the definition of a cluster. The site is not fronting a highway, it is in an isolated position, in front of a private driveway containing 4 properties.</p> <p>It would result in a cramped form of development out of character with the area and would significantly reduce residential amenity.</p> <p>The dwelling opposite the application site was allowed on appeal after being refused by SCDC in 2015 reference DC/15/0469/OUT appeal reference APP/G530/W/15/3051126. The local authority had acknowledged that it could not demonstrate a 5 year supply of deliverable housing land at that time.</p> <p>Suffolk Coastal Local Plan Adopted September 2020 allocated site Policy SCLP12.51: Land to the West of Chapel Road, Grundisburgh. The application DC/20/3362/FUL was approved on appeal APP/X3540/W/21/3280171 Dec 21st 2021 for the erection of 70 dwellings, including affordable dwellings, together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure. There is no demonstrative need for more housing in the village, and particularly on a site outside the defined settlement boundary of the village.</p> <p>The village has been experiencing severe traffic problems on the narrow lanes in the area, partly as a result of construction vehicles accessing the building site on Chapel Field. There have also been numerous road closures, for varying reasons, on the B1079 and the C323, the main route through</p>		

the centre of the village. The alternative routes through the village are the narrow lanes, Park Road, Chapel Road, Meeting Lane, and Lower Road the result is chaos, with vehicles being unable to manoeuvre in the narrow spaces.

The proposed dwelling is within the countryside, outside the physical limits boundary of Grundisburgh. It is a significant distance from the nearest services and facilities, accessed along narrow roads without pavements. The Parish Council trusts East Suffolk will refuse this application.

Received 15 April 2022:

Grundisburgh and Culpho Parish Council object to the construction of a dwelling in the countryside outside the defined settlement boundary of Grundisburgh.

Suffolk Coastal Local Plan Adopted September 2020 states:

Policy SCLP5.1: Housing Development in Large Villages

Residential development will be permitted within defined Settlement Boundaries.

This site is located in the countryside, a significant distance from the defined Settlement Boundary. Access to the school, doctor's surgery, shops, post office, pub, church and Village Green is along narrow country lanes without pavements, the proposal would result in increased trips by private car.

Policy SCLP5.4: Housing in Clusters in the Countryside

This policy is not applicable to this proposal, as the application site does not meet the definition of a cluster. The site is not fronting a highway, it is in an isolated position, in front of a private driveway containing 4 properties.

It would result in a cramped form of development out of character with the area and would significantly reduce residential amenity.

The dwelling nearing completion opposite the application site was allowed on appeal after being refused by SCDC in 2015 reference DC/15/0469/OUT appeal reference APP/G530/W/15/3051126. The local authority had acknowledged that it could not demonstrate a 5year supply of deliverable housing land.

Suffolk Coastal Local Plan Adopted September 2020 allocated site Policy SCLP12.51: Land to the West of Chapel Road, Grundisburgh. The application DC/20/3362/FUL was approved on appeal APP/X3540/W/21/3280171 Dec 21st 2021 for the erection of 70 dwellings, including affordable dwellings, together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure. There is therefore no demonstrative need for more housing in the village, and particularly on a site outside the defined settlement boundary of the village.

**Statutory consultees**

Consultee	Date consulted	Date reply received
SCC Highways Department	29 March 2022	31 March 2022

Summary of comments:  
No objection - conditions proposed.

### **Non statutory consultees**

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	20 September 2022	6 October 2022
Summary of comments: Internal consultation - see below.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	29 March 2022	8 April 2022
Summary of comments: Internal consultation - condition proposed.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	29 March 2022	No response
Summary of comments: Internal consultation - no comment received.		

### **Site notices**

General Site Notice

Reason for site notice: New Dwelling  
Date posted: 31 March 2022  
Expiry date: 25 April 2022

## **6. Planning policy**

National Planning Policy Framework 2021

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.3 - Housing Development in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.4 - Housing in Clusters in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.2 - Visitor Management of European Sites (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Housing in Clusters and Small Scale Residential Development in the Countryside  
Supplementary Planning Document (East Suffolk Council, Adopted November 2022)

## **7. Planning Considerations**

### Planning history:

- 7.1. DC/20/4891/VOC: (adjacent site) Variation of Condition No.5 of DC/20/2660/VOC - Variation of Condition 5 of DC/20/1388/VOC - (Variation of Condition 1 of DC/17/1031/ARM - approval of Reserved Matters of DC/15/0469/OUT - Demolition of existing outbuilding and erection of detached dwelling - approval of details in respect of layout, scale, landscaping and appearance of dwelling). - Alterations to approved drawings at 3 Pine Grove, Lower Road, Grundisburgh - Permitted 18 February 2021.

### Planning principle:

- 7.2. The proposal site lies outside a defined 'Settlement Boundary' (SCLP3.3) and therefore falls within 'The Countryside'; as defined by the 'Settlement Hierarchy' (SCLP3.2) of the adopted Local Plan.
- 7.3. Development outside settlement boundaries is generally limited to that which necessitates a countryside location, or otherwise accords with the relevant provisions of the NPPF and/or relevant housing policies of the adopted development plan.

- 7.4. Policy SCLP5.3 (Housing Development in the Countryside) limits new residential development outside of defined settlement boundaries unless, with relevance to this application, such development would accord with the provisions of SCLP5.4 (Housing in Clusters in the Countryside).
- 7.5. While specific 'clusters' are not identified within the Local Plan, policy preamble and published supplementary planning guidance makes clear that clusters can vary in size and include those smaller settlements in the countryside which do not have the range or number of facilities to be classed as a major centre, town or large/small village.
- 7.6. It is therefore important to distinguish that 'clusters' are without defined settlement boundaries. The policy wording of SCLP5.4 is as follows:

*'Proposals for new dwellings within 'clusters' in the countryside will be supported where:  
The proposal is for up to three dwellings within a cluster of five or more dwellings;*

*Or*

*The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;*

*And*

*b) The development consists of infilling within a continuous built-up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;*

*c) The development does not represent an extension of the built-up area into the surrounding countryside beyond the existing extent of the built-up area surrounding, or adjacent to, the site;*

*and*

*d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.*

*Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.*

*Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.*

*The cumulative impact of proposals will be a consideration in relation to the criteria above.*

*A 'cluster' in the context of this policy:*

*\*Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and*

*\*Contains 5 or more dwellings'.*

- 7.7. Considered within the context of SCLP5.4 and the associated Supplementary Planning Document ('Housing in Clusters and Small Scale Residential Development in the Countryside'), the proposal represents a development of one dwelling within a site bound on two sides by a close group of approximately seven existing dwellings adjacent a

highway. The site is also considered to sit within a clearly identifiable gap and its development would not represent an extension into the surrounding countryside given its enclosed position between Pine Grove and Lower Road.

- 7.8. While the site is somewhat elevated relative to Lower Road, its vegetated boundaries would provide some level of screening which, when combined with the dwelling's considered siting and single-storey height, would be unlikely to result in any meaningful visual intrusion within the Lower Road street scene or the wider countryside setting (see visual amenity section below).
- 7.9. For these reasons, the proposal is considered to meet the relevant provisions of the NPPF and Local Plan policies SCLP5.3 and SCLP5.4 of the adopted Local Plan and the 'Housing in Clusters and Small Scale Residential Development in the Countryside' Supplementary Planning Document (2022).

Visual amenity:

- 7.10. The dwelling's position within the plot would be appropriate and its orientation would not undermine that recently completed under DC/20/4891/VOC. A proportionate curtilage area would be provided and the dwelling's position away from the site's northern boundary would, along with its single storey height, minimise its impact on Lower Road's semi-rural character.
- 7.11. The scale of the proposal would not represent an overdevelopment of the site and, while the existing dwellings along Pine Grove are two-storey, the mixed character and heights of dwellings evident with the wider area, such as those along Lower Road, means the proposal would not appear incongruent with the mixed character of development within the area.
- 7.12. While the final palette of materials will be agreed by condition, the submitted elevations demonstrate a suitable arrangement that would be reflective of the recently constructed dwelling adjacent.
- 7.13. As noted elsewhere in this report, the site is sloping and set at a higher level than Lower Road. Unfortunately, the application submission is lacking and details of proposed finished floor, eaves or ridge levels for the dwelling or any indication of any levelling of the ground that may take place to enable construction. Whilst officers are satisfied that a single-storey dwelling of the footprint proposed can comfortably be accommodated on this site, such details of levels need to be provided prior to the commencement of works on site, so that it can be ensured that the building sits at a comfortable level visually and the scheme is constructed entirely in accordance with what is agreed. In theory on such a sloping site, without such level details the potential enforcement of compliance with the plans could become difficult. Therefore a pre-commencement condition will be required on any consent to ensure the required levels information is supplied prior to commencement and thereafter accorded with.
- 7.14. Due to the significant change in ground levels between the application site and Lower Road, and the proposed layout of the site with the dwelling fronting Pine Grove, any enclosure of the rear garden /private amenity space and any outbuildings within the garden are likely to be highly prominent and could potentially have a significant adverse



impact upon those views and the character of the area. Therefore, any consent should be subject to conditions removing Permitted Development Rights for such features.

- 7.15. It is thus concluded that subject to appropriate conditions the proposal fulfils the relevant requirements of the NPPF, as well as SCLP5.4, SCLP5.7 (Infilling and garden development) and SCLP11.1 (Design Quality) of the adopted development plan.

Trees and landscape:

- 7.16. In response to the submitted Tree Survey and Arboricultural Implications Assessment, the following was received in consultation with the Council's Arboricultural and Landscape team:

*'I have reviewed the submitted Arboricultural Impact Assessment (AIA) and agree with the conclusions and recommendations. The arboricultural impact of the proposal has been sufficiently demonstrated to be low and I am satisfied that no significant harm will result from the granting of planning permission subject to full adherence to the tree protection measures and working methods set out in the AIA. I therefore have no objections...'*

- 7.17. With the above in-mind, the proposal accords with the relevant policies of the NPPF and SCLP10.4 (Landscape Character) of the adopted Local Plan.

On-site Ecology

- 7.18. Whilst the application did not include the submission of any ecological surveys or assessments, it is considered that this proposal would be unlikely to have a significant impact in this respect, because the site is currently predominantly short cut grass and bare earth, with the shrubs and trees located towards the edges, which as outlined above would be subject to low impact. Therefore, the scheme accords with Local Plan SCLP10.1 (Biodiversity and Geodiversity) in terms of on-site ecological matters.

Highway safety and parking:

- 7.19. In consultation with Suffolk County Council Highway Authority, it is found that subject to the suggested conditions as reasonable to secure a properly planned development the proposed development could be achieved without reducing highway safety to a level that could be found 'severe' when judged against the relevant provisions of the NPPF.
- 7.20. Further, adequate access, parking and manoeuvring provision is also achievable as required by SCLP7.2 (Parking proposals and standards) of the adopted Local Plan.

Residential amenity:

- 7.21. Given the proximity of existing neighbouring dwellings in relation to the proposed dwelling and the ground floor position of proposed glazing, it is considered unlikely that an unacceptable impact on residential amenity would result from loss of light or privacy, when judged against the provisions of SCLP11.2 (Residential Amenity).

- 7.22. While the outlook of occupants residing in properties opposite would be altered as a result of the proposal, the modest scale and height of the building and its sympathetic position would ensure that any such impacts would remain within the realm of acceptability.
- 7.23. The modest height of the proposed roofspace would make its conversion with the addition of dormers impractical. Therefore it is not considered reasonable to remove such Permitted Development Rights to safeguard the amenity/privacy of any adjoining properties.
- 7.24. The proposal is not therefore considered to hold the potential to undermine existing levels of neighbouring amenity unduly, when judged against the provisions of the NPPF and SCLP11.2 (Residential Amenity) of the adopted Local Plan.

Contributions and Habitats Requirements:

- 7.25. In addition to the proposed creation of a new dwelling being liable for contributions attributed to the Council's adopted Community Infrastructure Levy (CIL), the Case Officer notes that the site is situated within the 13km protection zone of European Designated Sites, as set out in the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). As such, policy SCLP10.1 (Biodiversity and geodiversity) and SCLP10.2 (Visitor Management of European Sites) seek to support Article 6(3) of the Habitats Directive concerning development, including the creation of new dwellings, which have the potential to cause direct or indirect recreational pressures on internationally and nationally designated areas.
- 7.26. The Council have the right to seek payments to facilitate the prevention, mitigation and, where appropriate, compensation to reduce net impacts to a level below which such impacts no longer present the potential to outweigh the other benefits of development.
- 7.27. For this proposal, it is considered that sufficient compensation could be achieved by making a proportionate financial contribution towards appropriate mitigation for the creation of dwellings sited within Zone B of the adopted charging schedule.
- 7.28. The applicant has therefore provided the appropriate forms and submitted a payment of £321.22 for the new dwelling in-line with the Council's adopted requirements.

Pre-commencement conditions:

- 7.29. In the interest of ensuring a properly planned and sustainable development, the applicant has confirmed their agreement to the pre-commencement conditions concerning the submission of information relating to proposed finishing materials, secure cycle storage and construction management methodology. The details of the condition relating to proposed levels was shared with them at the time this referral report was drafted. Confirmation of their agreement will be sought prior to the issuing of any decision.
- 7.30. A condition relating to the submission of information allied to electric vehicle charging apparatus is not required as this will be provided in accordance with the relevant building regulations.

## **8. Conclusion**

- 8.1. As per the above assessment, this application accords with the NPPF and all relevant policies of the adopted development plan, the relevant Supplementary Planning Document and all other material planning considerations.

## **9. Recommendation**

- 9.1. Approval subject to the following conditions.

### **Conditions:**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawing(s):
- 2021-03/201 (Proposed plans and elevations) received 23 March 2022;
  - 2021-03/200 Rev. A (Site plan) received 20 September 2022;
  - 2021-03/202 (Site location plan) received 23 March 2022.
  - Arboricultural Impact Assessment (Ref: 9691) received 20 September 2022;
  - Tree Protection Plan (Ref: 9691-D-AIA) received 20 September 2022.

Reason: For avoidance of doubt as to what has been considered and approved.

3. No development shall commence until details of the materials to be used for the approved dwelling's walls, roof, fenestration and rainwater goods have been submitted to and approved by the local planning authority. Thereafter, the development shall be constructed using only the approved materials unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.

4. The use shall not commence until the area(s) within the site shown on Drawing No. 2021-03/200 REV A for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5. Before the development is commenced details of the areas to be provided for the secure, covered and lit cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the

development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2019.

6. Before the development is commenced details of the areas to be provided for the storage and presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

7. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate

measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

9. The Arboricultural Impact Assessment (Ref - 9691), containing the Arboricultural Method Statement (Section 5.0) and Tree Protection Plan (Ref - 9691-D-AIA), submitted in support of the application shall be adhered to in full, unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity. to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Local Plan Policy SCLP10.4

10. None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the Local Planning Authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

11. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

12. The approved landscaping and planting works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the Local Planning Authority may allow) and shall thereafter be retained and maintained. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the next available planting season and shall thereafter be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

13. No development shall commence until a detailed method of construction statement has been submitted to and approved by the Local Planning Authority. This statement shall set out hours of construction/activity on site, the location of parking areas for construction vehicles and delivery hours for materials and equipment to the site before and during

construction. Thereafter the approved construction statement shall be adhered to throughout the construction of the development.

Reason: To reduce the potential impacts of noise pollution and additional vehicular movements in this area of Pine Grove and Lower Road during the construction phase of the development.

14. No development shall commence until full details of the proposed finished ground, floor, eaves and ridge levels, have been submitted to and approved by the Local Planning Authority. These details shall be submitted in the form of spot heights on a block plan and on at least one cross section through the site and proposed dwelling. Thereafter the development shall be constructed in its entirety in accordance with the approved levels. (see informative 5)

Reason: To ensure a satisfactory relationship between the proposal, the existing ground levels, the existing dwellings, and Lower Road in the interests of visual amenity.

15. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order re-enacting the Order with or without modification), no fences, gates or walls shall be erected unless otherwise agreed with the local planning authority.

Reason: To enable the Local Planning Authority to retain control over such features in the interests of preserving the verdant nature of the locality. Due to the change in ground levels, any solid means of enclosure has the potential to be very prominent and negatively impact the visual amenity of the area, especially in views from Lower Road.

16. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order re-enacting the Order with or without modification), no outbuildings, enclosures, swimming or other pools or containers for domestic heating purposes shall be erected unless otherwise agreed with the local planning authority.

Reason: To enable the Local Planning Authority to retain control over such features in the interests of preserving the verdant nature of the locality. Due to the change in ground levels, any solid means of enclosure has the potential to be very prominent and negatively impact the visual amenity of the area, especially in views from Lower Road.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges

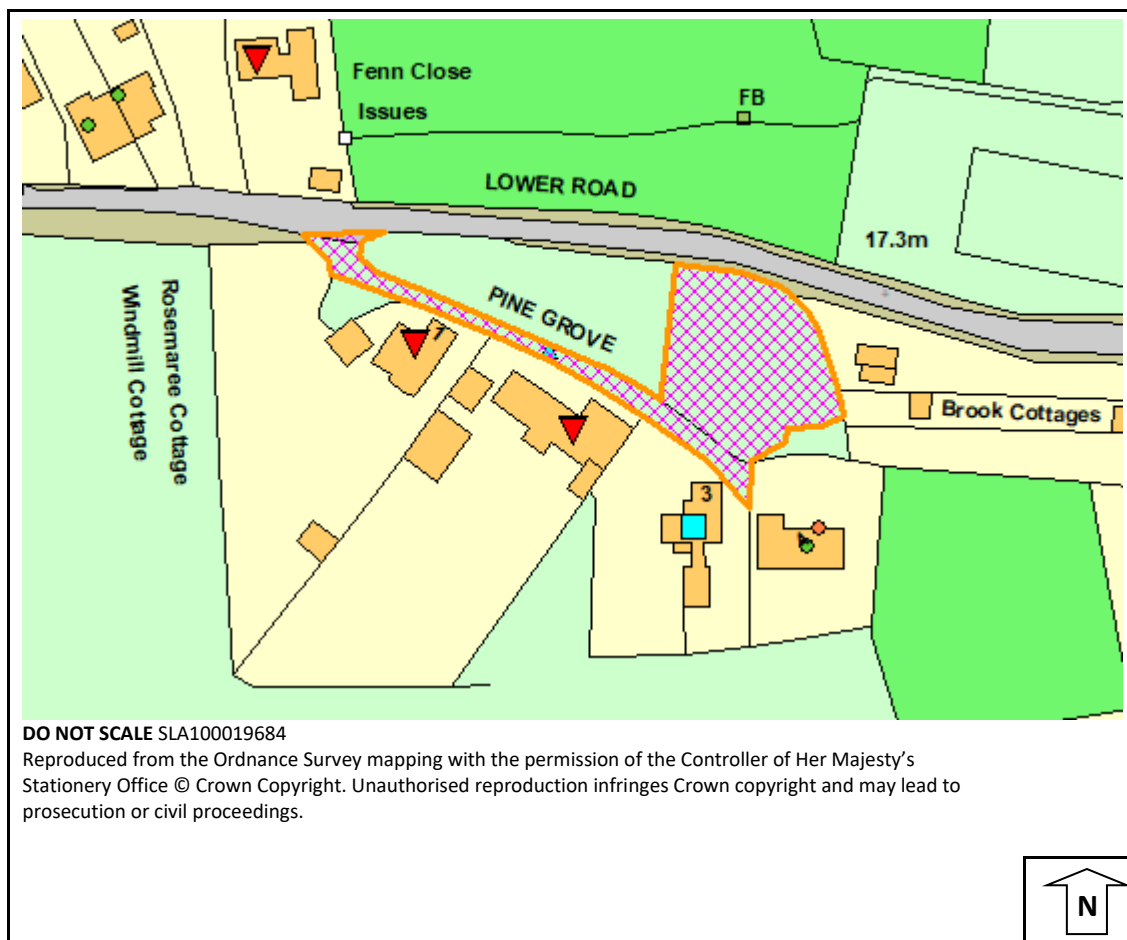
please see our website [www.eastsuffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsuffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsuffolk.gov.uk](mailto:llpg@eastsuffolk.gov.uk)

3. The application site and/or adjacent land is sloping ground. As set out in the NPPF, the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the Local Planning Authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability. It has been a material planning consideration of the Local Planning Authority in determining this application, however it does not imply that the requirements of any other controlling authority would be satisfied; in particular, the granting of this planning permission does not give a warranty of support or stability.
4. The applicant is advised, that it is expected that the boundary around the rear garden/amenity space will be a planted boundary treatment, given the character of the locality. Such details could form part of the submission to discharge condition 11.
5. The applicant is advised that it is expected that the details of levels required by Condition 14, are detailed relative to a recognised datum (i.e. OS Datum Newlyn) or to at least two relatively fixed points nearby that are unlikely to alter significantly during construction (e.g. the centre line of the carriageway on Lower Road).





### **Background information**

See application reference DC/22/1146/FUL on [Public Access](#)

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support