

# Item: 9

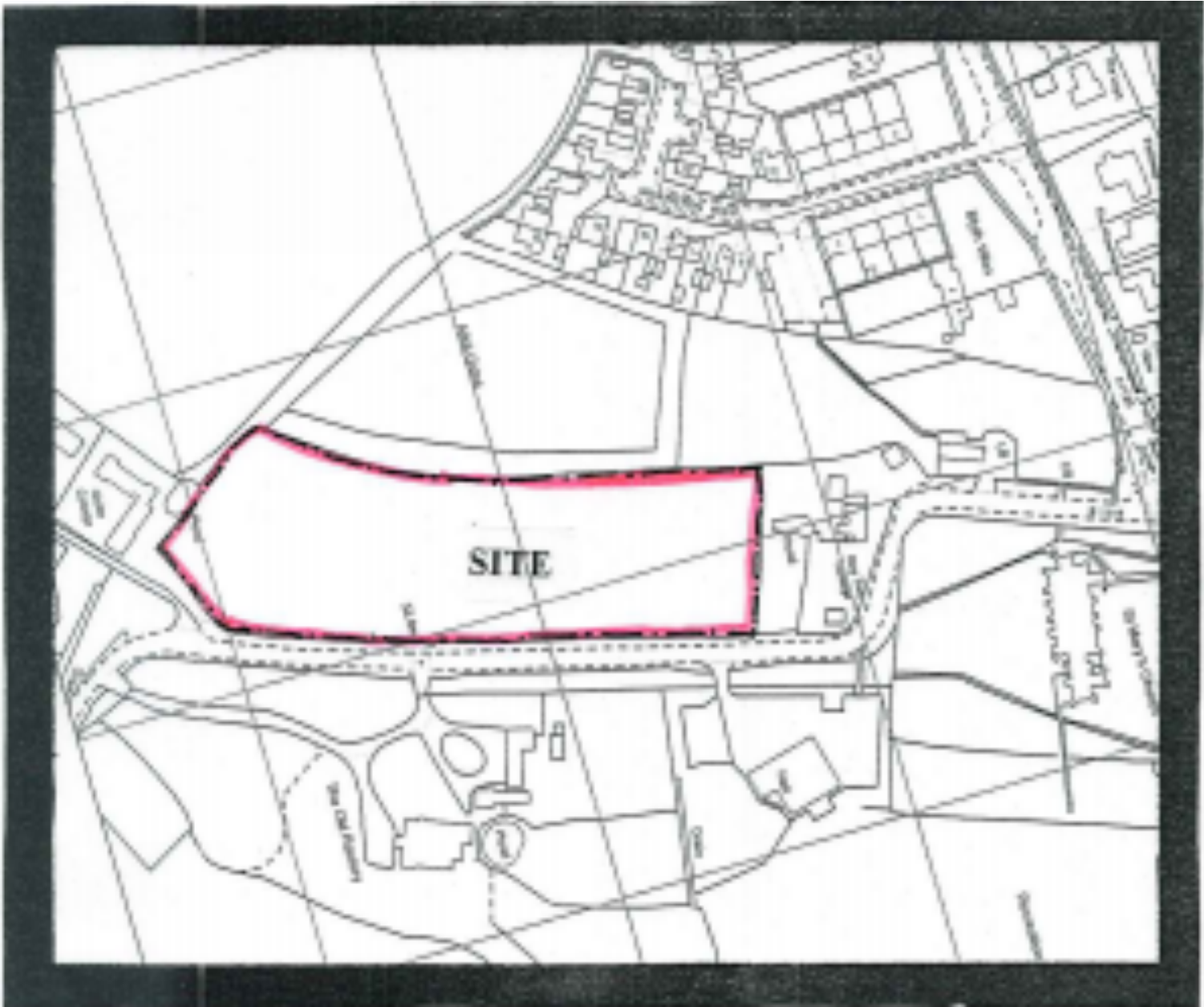
DC/20/5019/FUL

Site a 'Mock-barn' Style Building for Use as a Nursery School and Day Care Facility [Use Class E(f)] for Provision of the Relocation of Badingham Playschool

Land opposite the Village Hall to the West Of The B1116 Framlingham Road, Dennington, IP13 8AD



Site Location Plan:

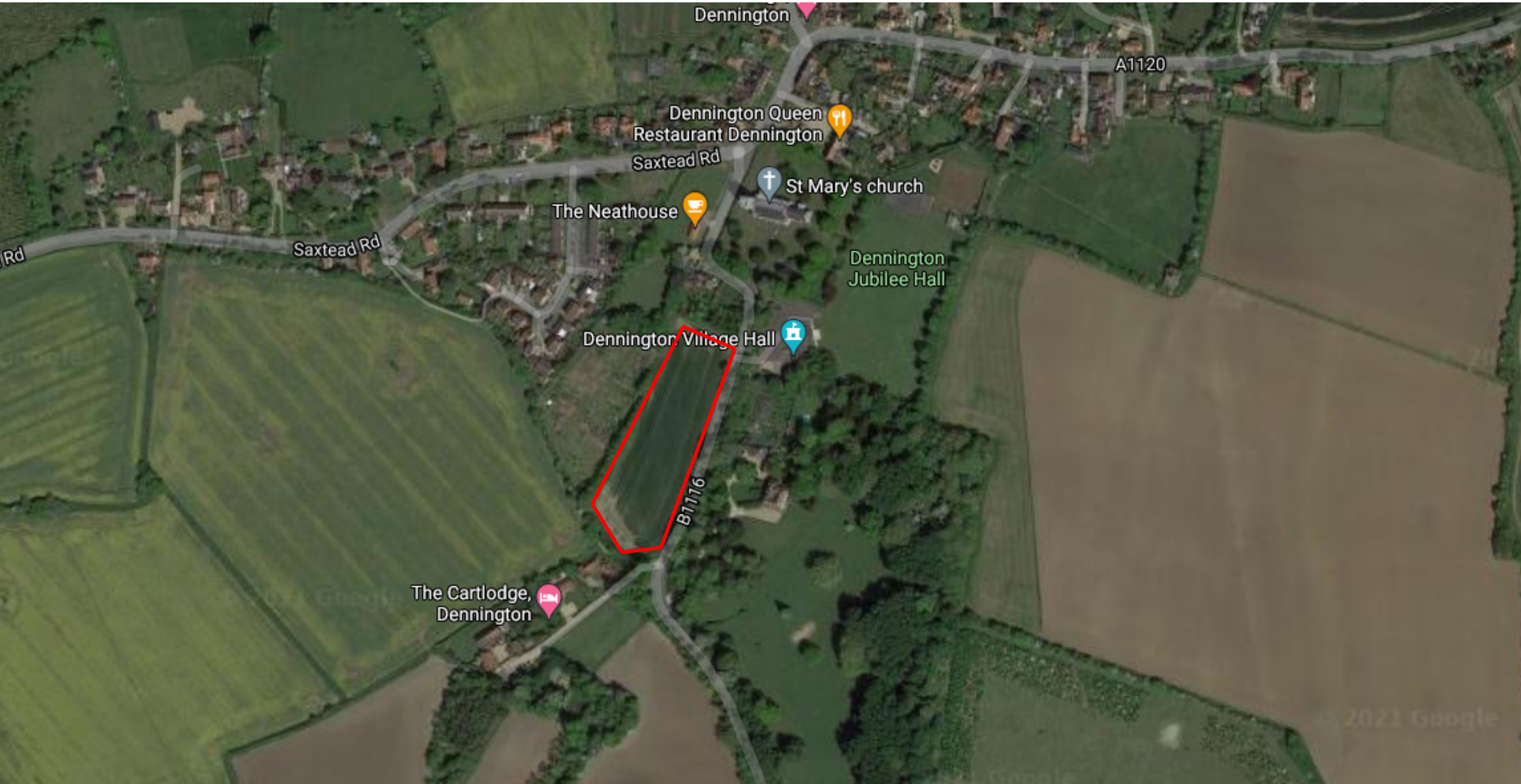


Existing Block Plan:



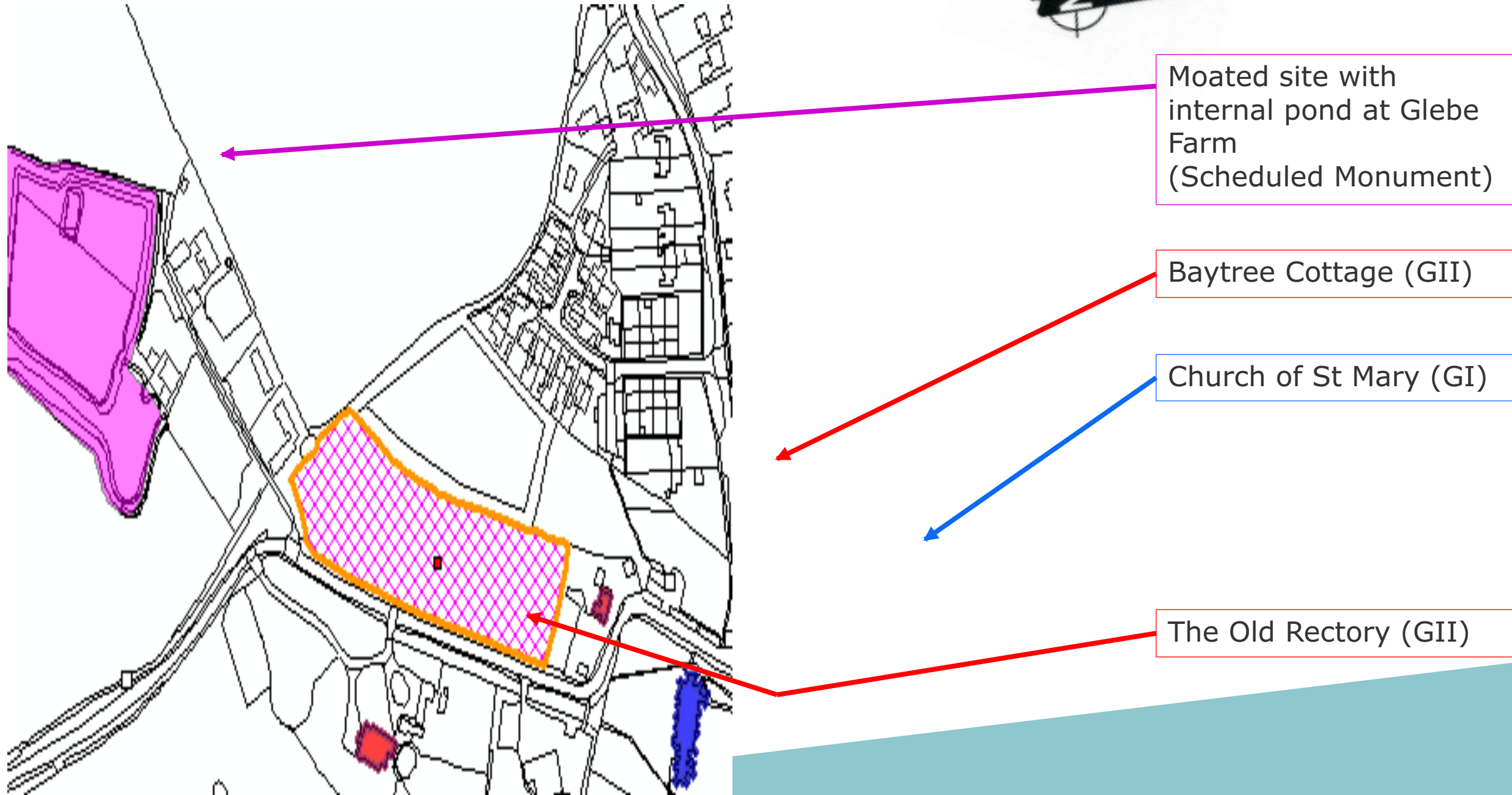


## Aerial View of Site (Google ©):

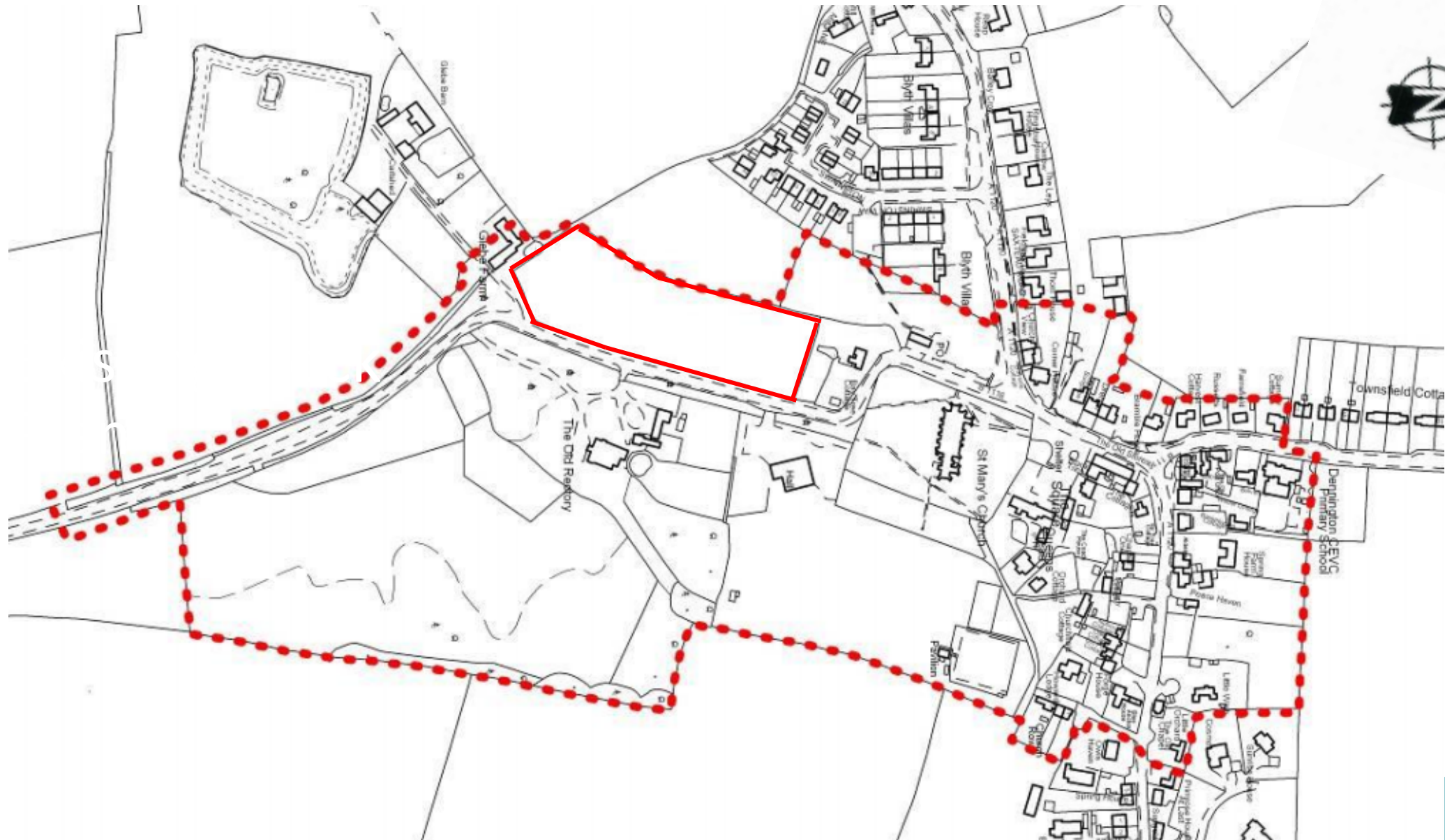




## Listed Buildings Map:

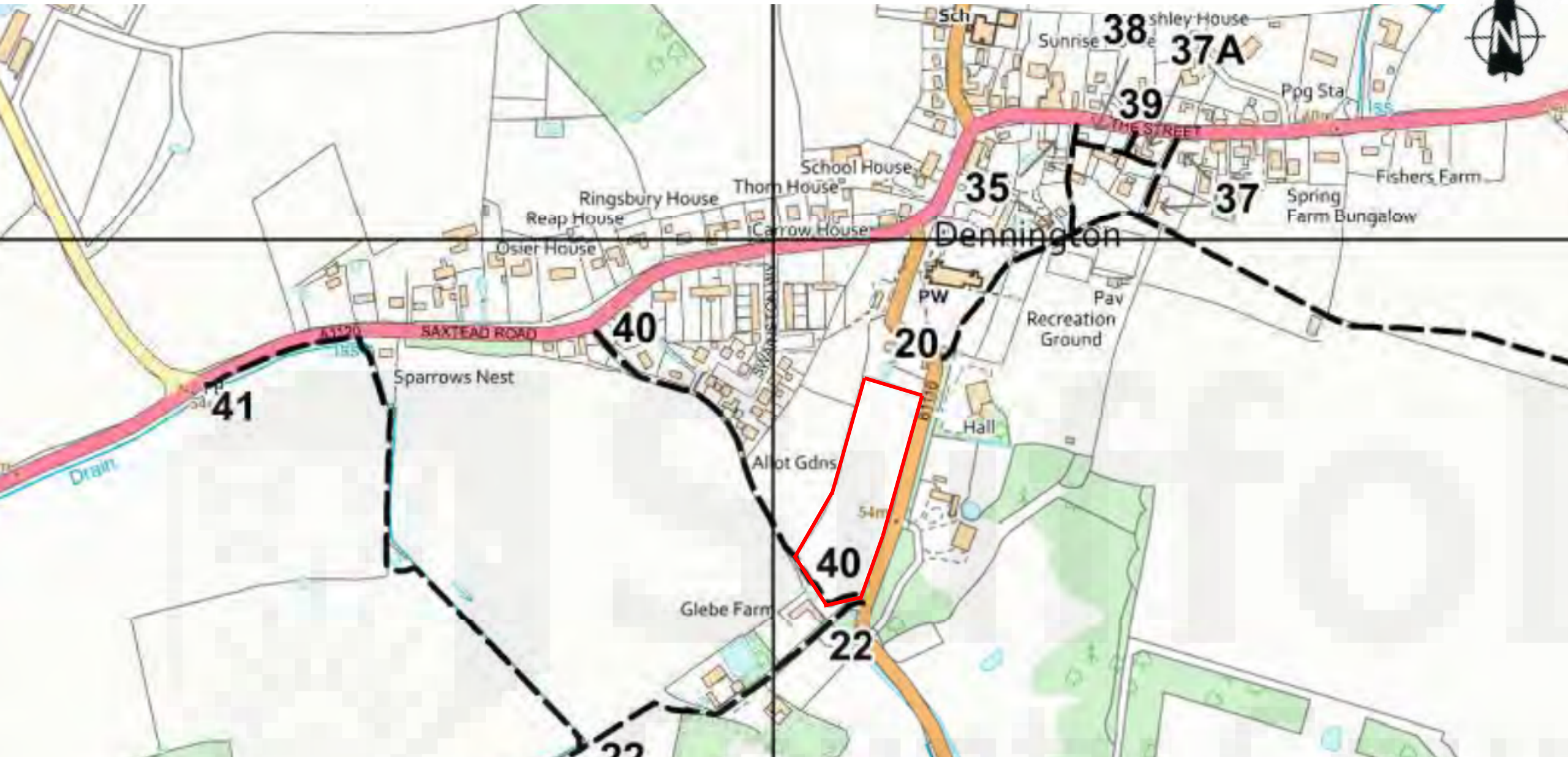


## Dennington Conservation Area Map (*Dennington Conservation Area Appraisal*):





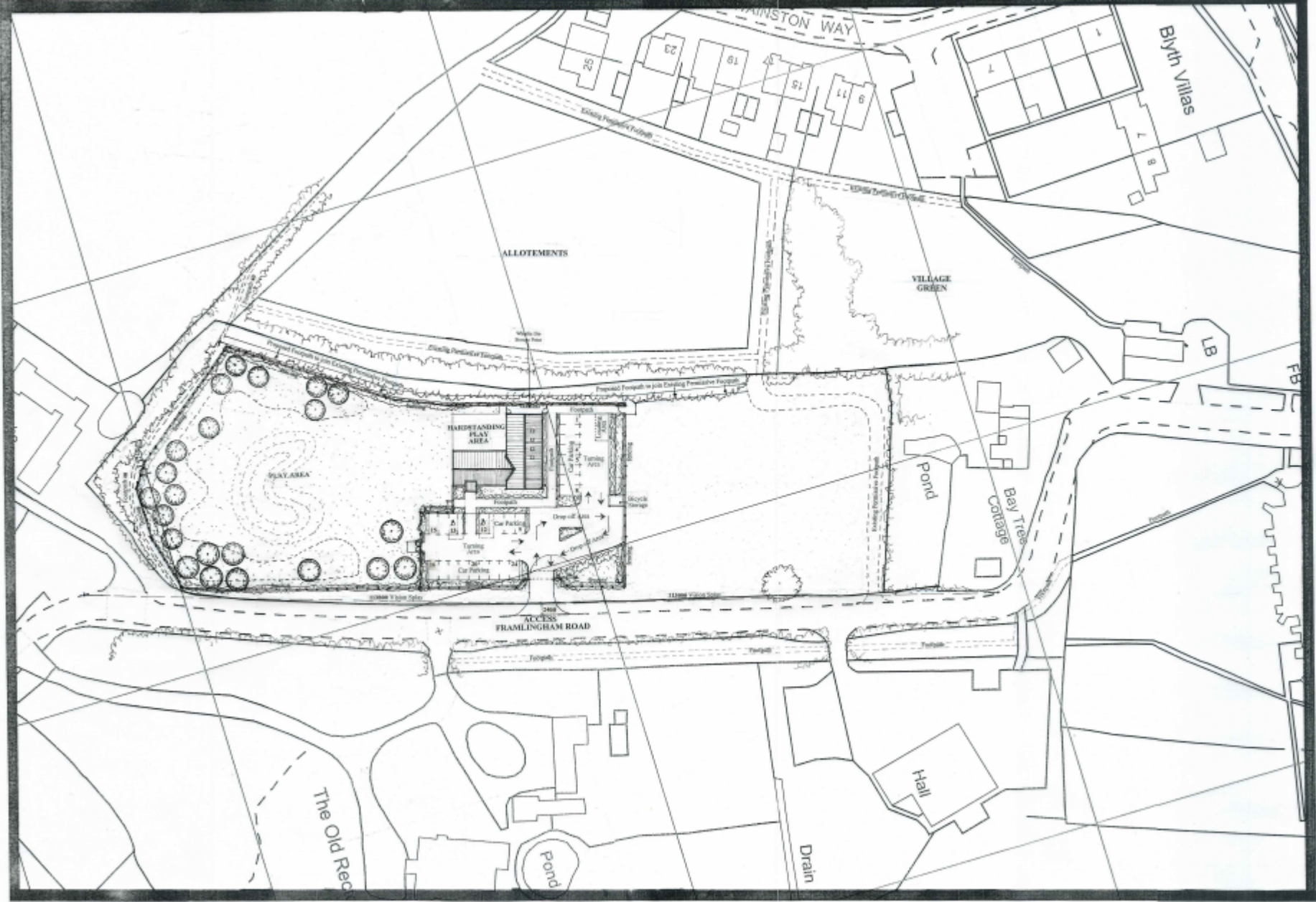
# Public Rights of Way Map:





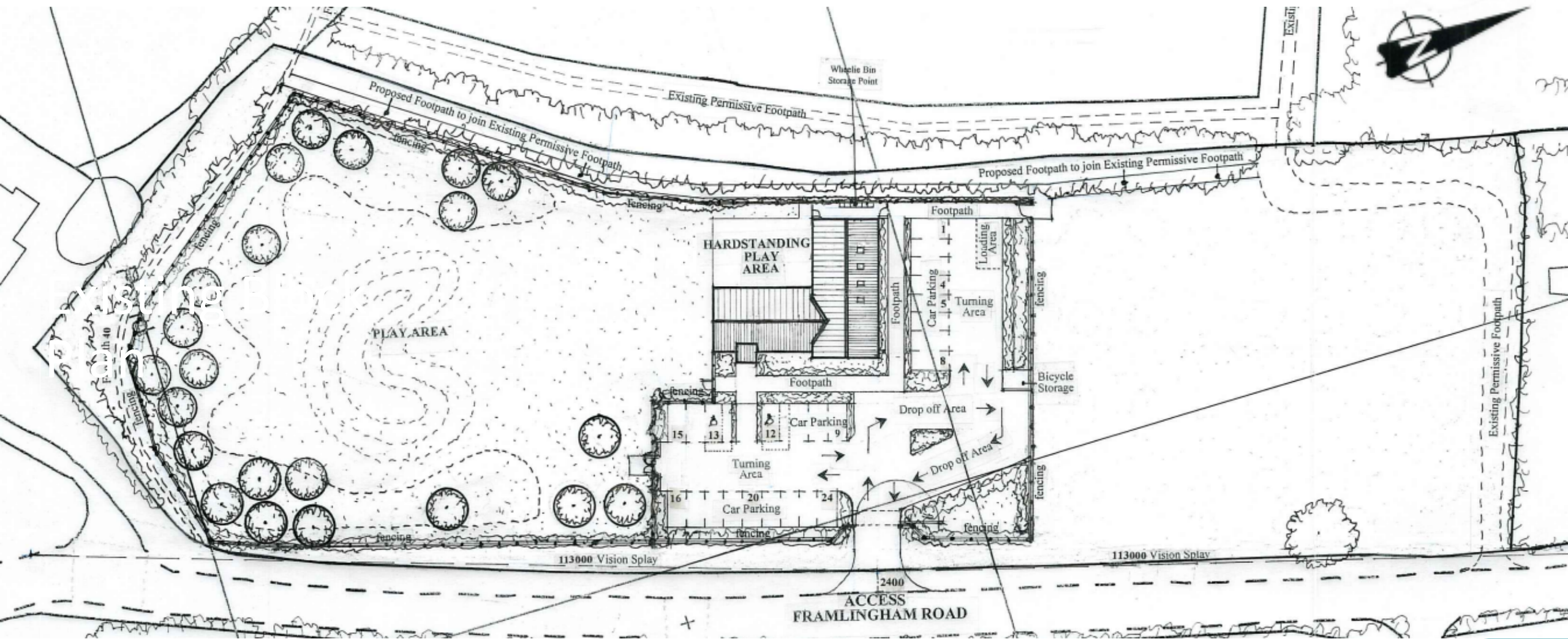
[illegible]

# Wider Context Proposed Block Plan:



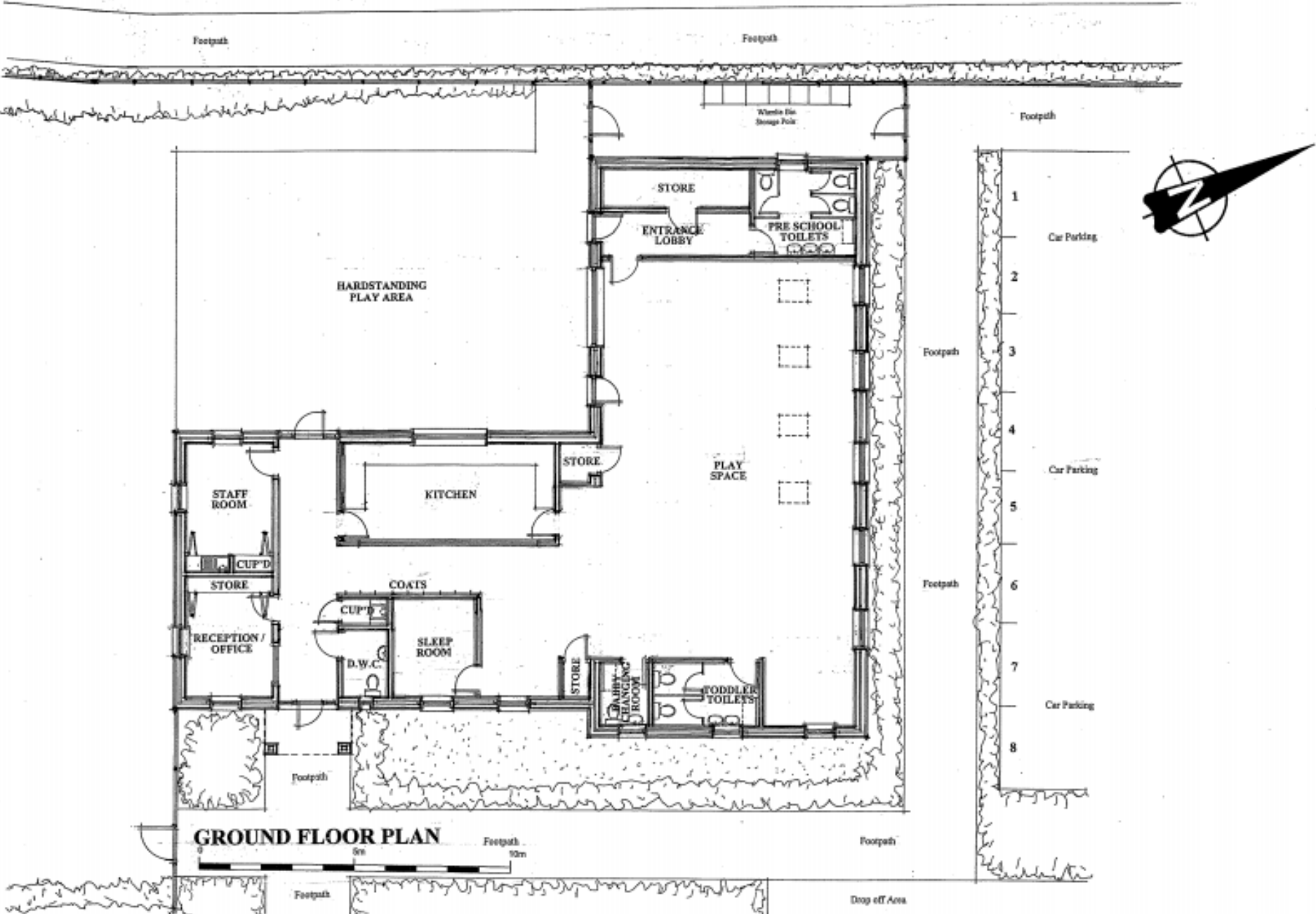


Proposed Block Plan:





# Proposed Floor Plans:



Proposed Elevations:



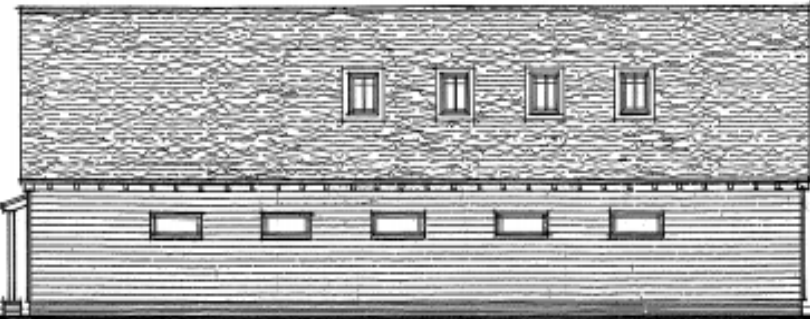
FRONT ELEVATION



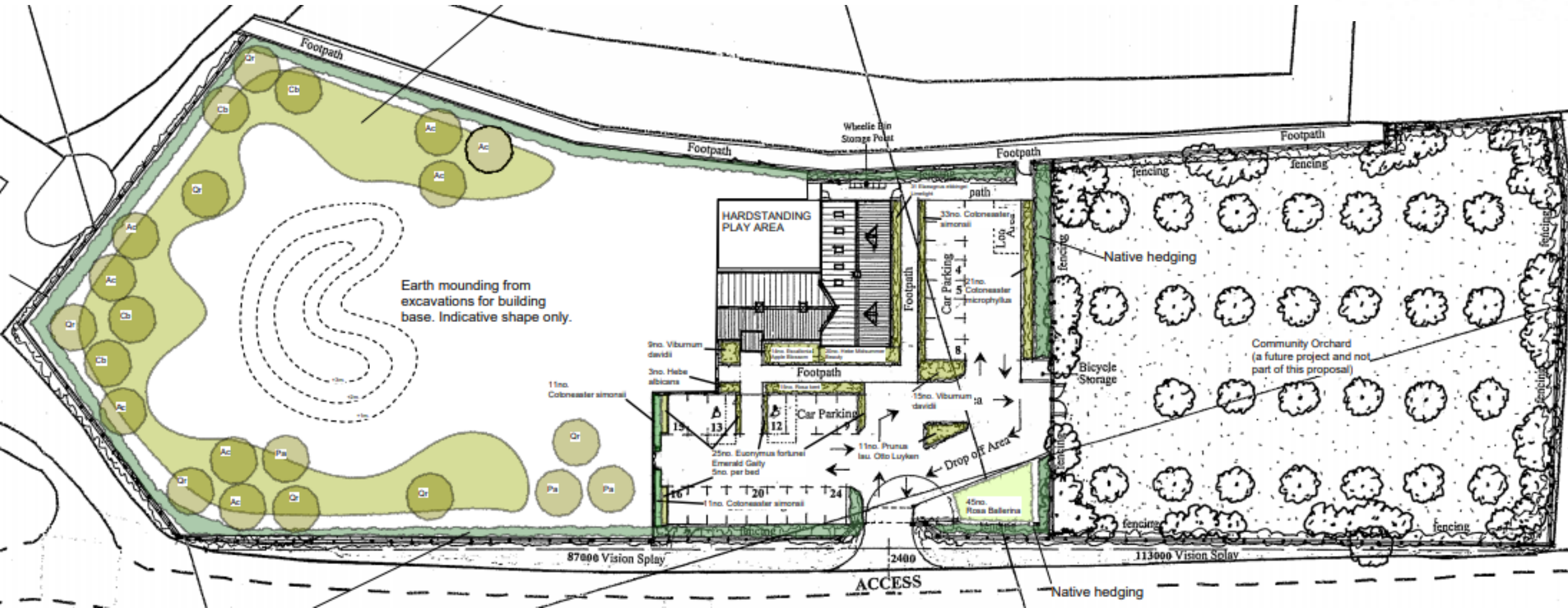
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

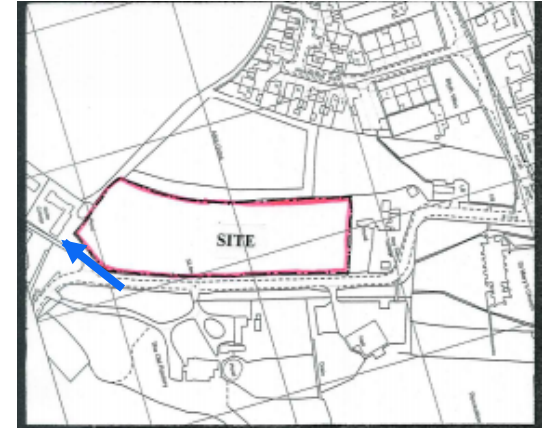




## Video of Site taken from the South

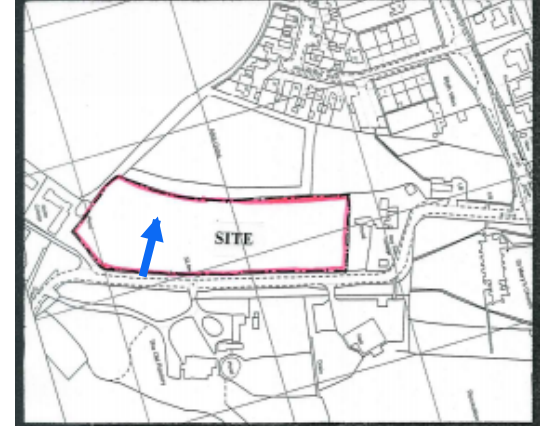


## South towards Glebe Farm



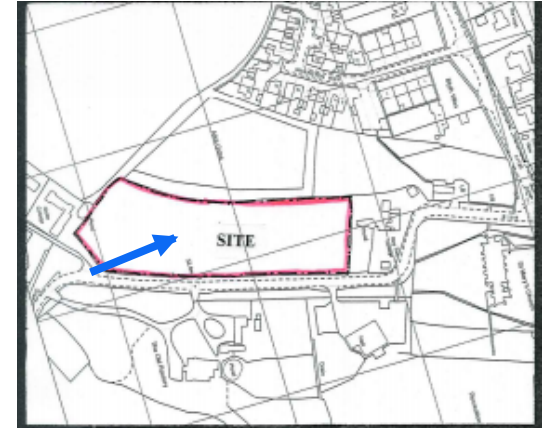


## West towards allotments

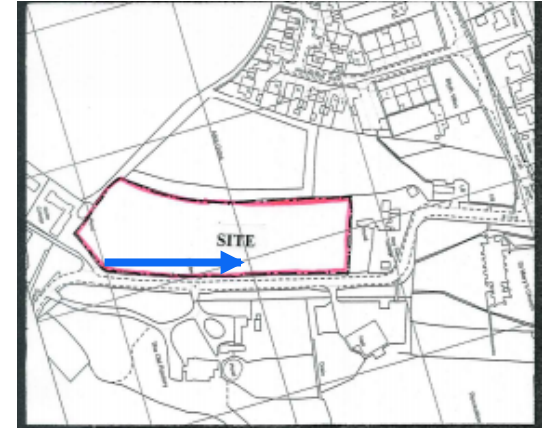




## North-west towards the allotments and Baytree Cottage

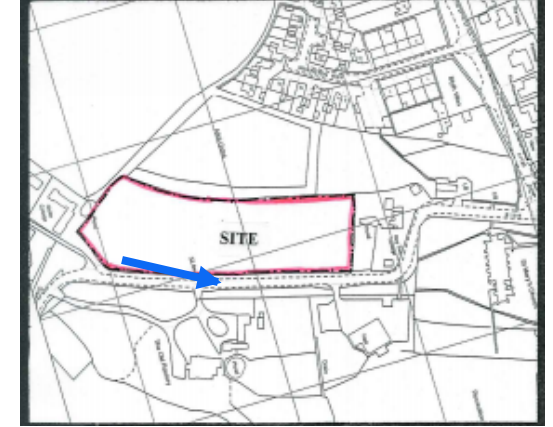


# North towards St Marys Church



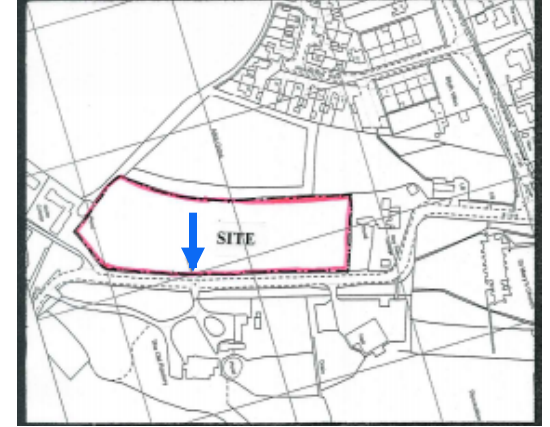


## North-east towards Village Hall and The Old Rectory



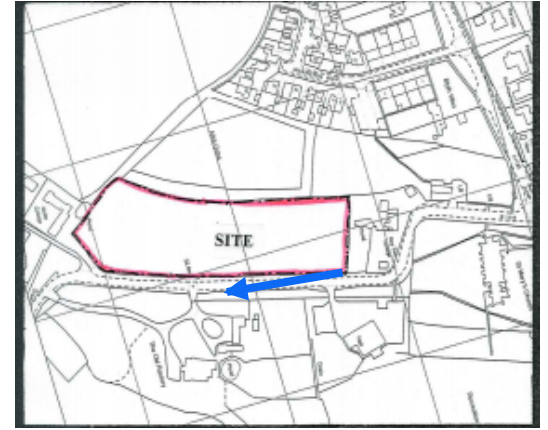


## East towards secondary access to The Old Rectory



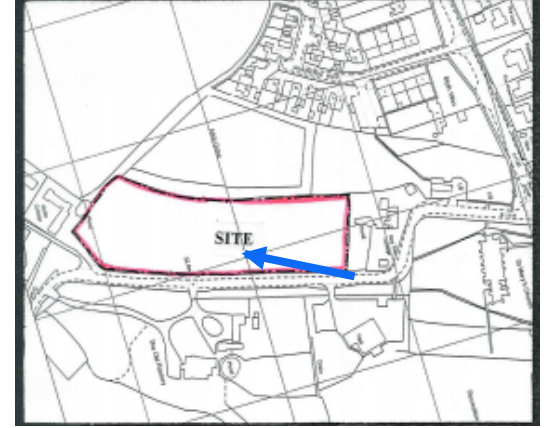


## Facing south-east towards the Old Rectory





## Facing south towards Glebe Farm



# Material Planning Considerations and Key Issues

- Principle of Development
  - Impact on Heritage Assets
  - Impact on Dennington Conservation Area
  - Impact on Landscape
  - Highways Safety
  - Residential Amenity
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned in the bottom right corner of the slide.



# Recommendation

**Approve** subject to the conditions summarised below:

- Standard Time Limit
- Approved Plans
- Materials and Fenestration details to be submitted
- Landscaping Implementation
- Hard landscaping details to be submitted
- Ecological Mitigation
- Lighting Design Strategy for Biodiversity
- Access to be laid out in accordance with plans
- Parking and refuse areas in accordance with plans
- Removal of PD for visibility splays
- Working Hours (08:00am and 18:00pm Monday to Friday)
- No more than 50 children on site
- Restriction on use (to nursery school/day care only)
- No mezzanine or additional floors
- Details of plant/machinery to be submitted
- Full suite of land contamination conditions
- Noise Management Plan to be submitted