

# Item 7

DC/22/2984/FUL

Construction of one detached dwelling and garage.

Woodside, Martlesham Road, Little Bealings, IP13 6LX



# Trigger(s) to Committee:

**The application was presented to the referral panel as officers are “minded to approve”, contrary to Little Bealings Parish Council’s objection:**

**Parish Council’s comments:**

## **13 September 2022**

“The Council considered the application at a recent meeting and after discussion it resolved to object to the application on the grounds that:

- the development was not sustainable
- the site was not a clearly identifiable gap in the Martlesham Road highway but involved the creation of a new access on to private land, contrary to SCLP 5.4 or there would be an adverse impact on the streetscene and the character of the area, contrary to SCLP 5.7.”

## **10 January 2023**

“The PC considered this application at a recent meeting and resolved to maintain object to the application on the above grounds.”

**The referral panel concluded that there were material planning considerations which warranted further discussion by the planning committee.**



# Site Location Plan



## Wider Site Context / Cumulative Impact

### 1. DC/21/4162/FUL – Woodside *(immediate west of site)*

Ground & first floor side extensions, first floor alterations & second floor (roof space) - Granted

### 2. DC/22/1162/FUL – Woodside *(immediate west of site)*

Retrospective application – Construction of four bay cartlodge with studio above - Granted

### 3. DC/22/4061/VOC – Land North of Martlesham Road *(to the east)*

Erection of one dwelling and detached garage (originally permitted under DC/21/1714/FUL) – Granted

### 4. DC/21/4343/FUL – Land West of Bealings Holt

Construction of two-storey dwelling and vehicular access – Granted

### 5. DC/21/2505/FUL – Former High Rigg

Demolition of existing dwelling and replacement with a new five bedroom house with new access – Granted



# Wider Aerial View of Site (Google ©)





Aerial View of Site (Google ©)





# Aerial Images of Site

Site





# Aerial Images of Site

Site





# Photographs – Martlesham Road



Looking West

Site



Looking East

Site



# Photographs – Looking south from Beacon Lane

No. 68

Site

Woodside





# Photographs – Looking south from Beacon Lane

No. 68

Site





## Photographs – Woodside, looking towards the site





# DC/22/1662/FUL – Refused

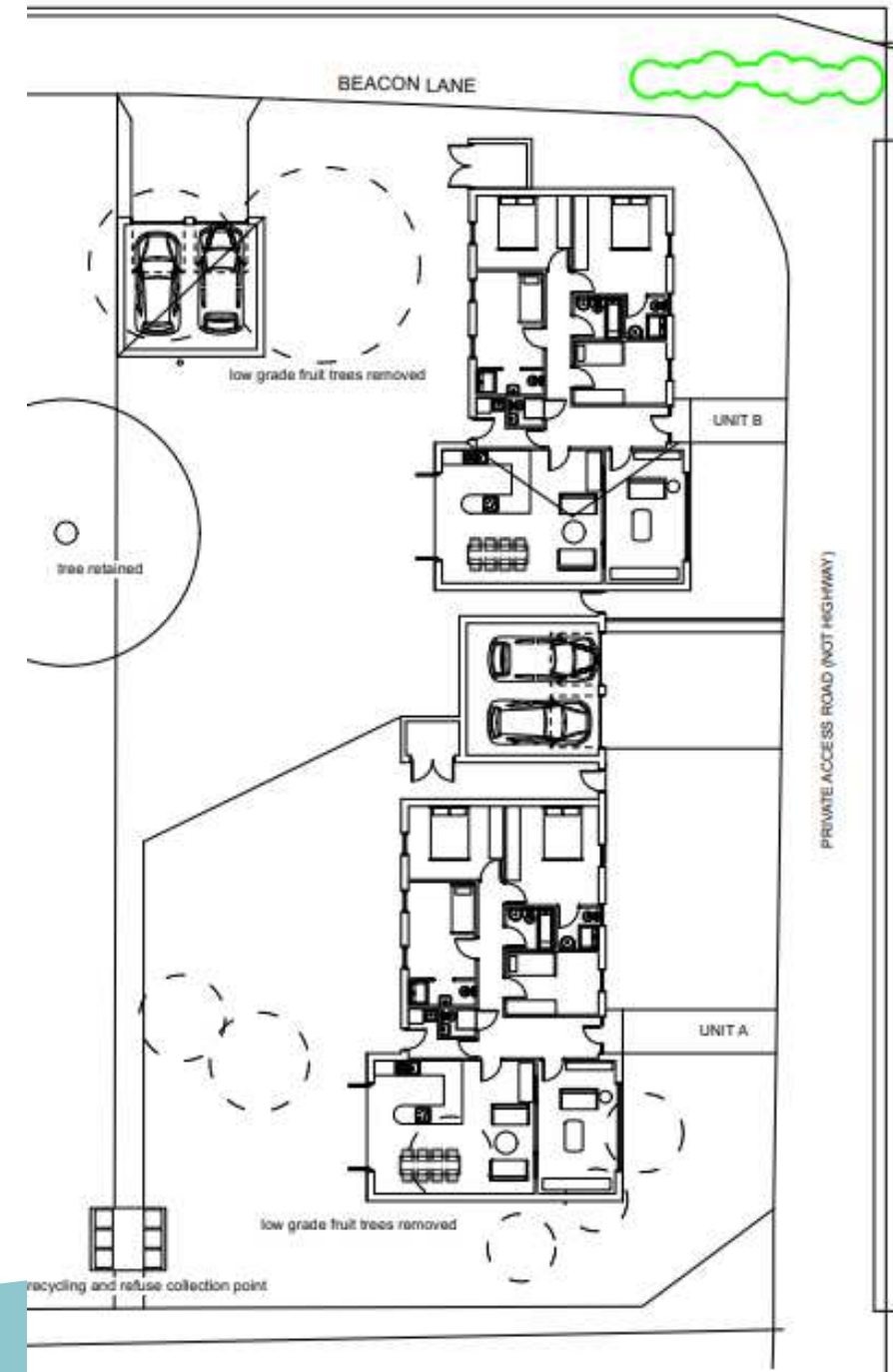
## Construction of two detached single storey dwellings

### Non-compliance with SCLP5.4:

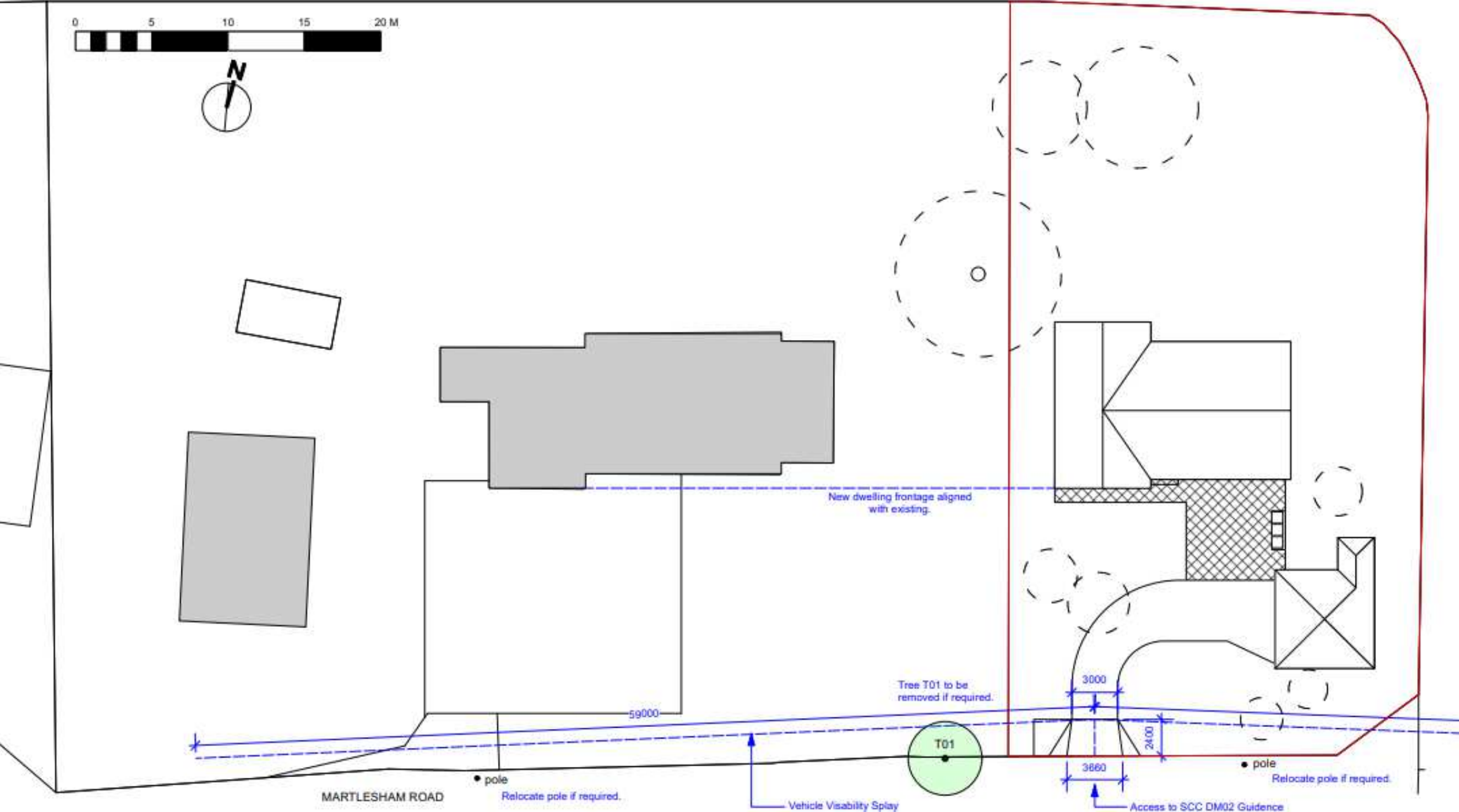
- Two dwellings would result in harm to the character of the cluster and would not be in keeping with the surrounding development form.
- Dwellings along Martlesham Road, predominately have an active frontage with the highway and are of single plot depths.
- Bungalows would be out of place against the adjacent dwellings which are both two – storeys.
- Two dwellings on this site would also cumulatively harm the character of the cluster.
- The development therefore failed against SCLP5.4 (d).

**However the development was considered to accord with the definition of a ‘cluster’ set out within SCLP5.4, as well as criteria a, b and c.**

- (a) The proposal is for up to three dwellings within a cluster of five or more dwellings.
- (b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster and is otherwise located adjacent to development on two sides.
- (c) The development would not represent an extension of the built up area as it has development on all sides.

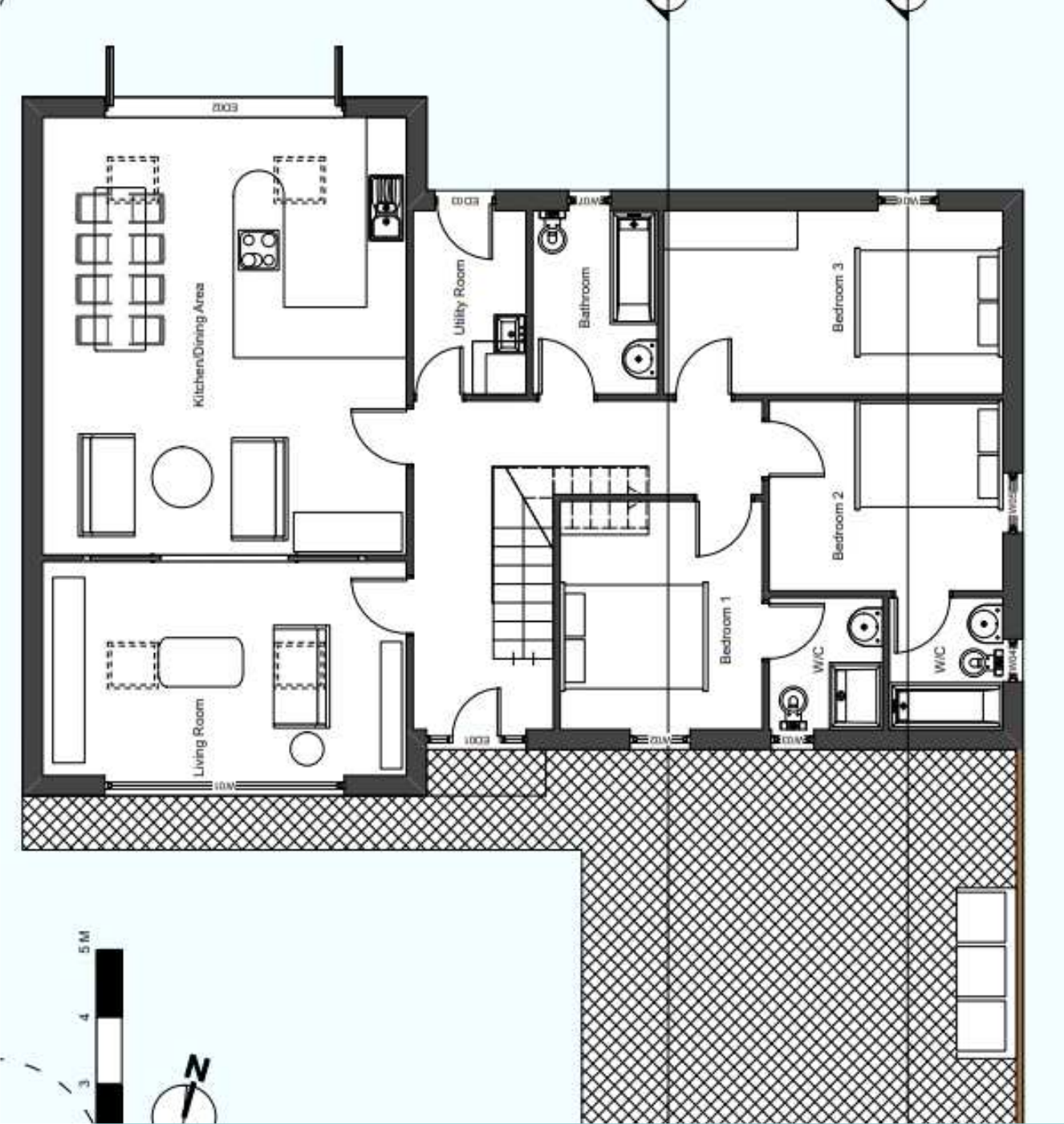


# Proposed Block Plan

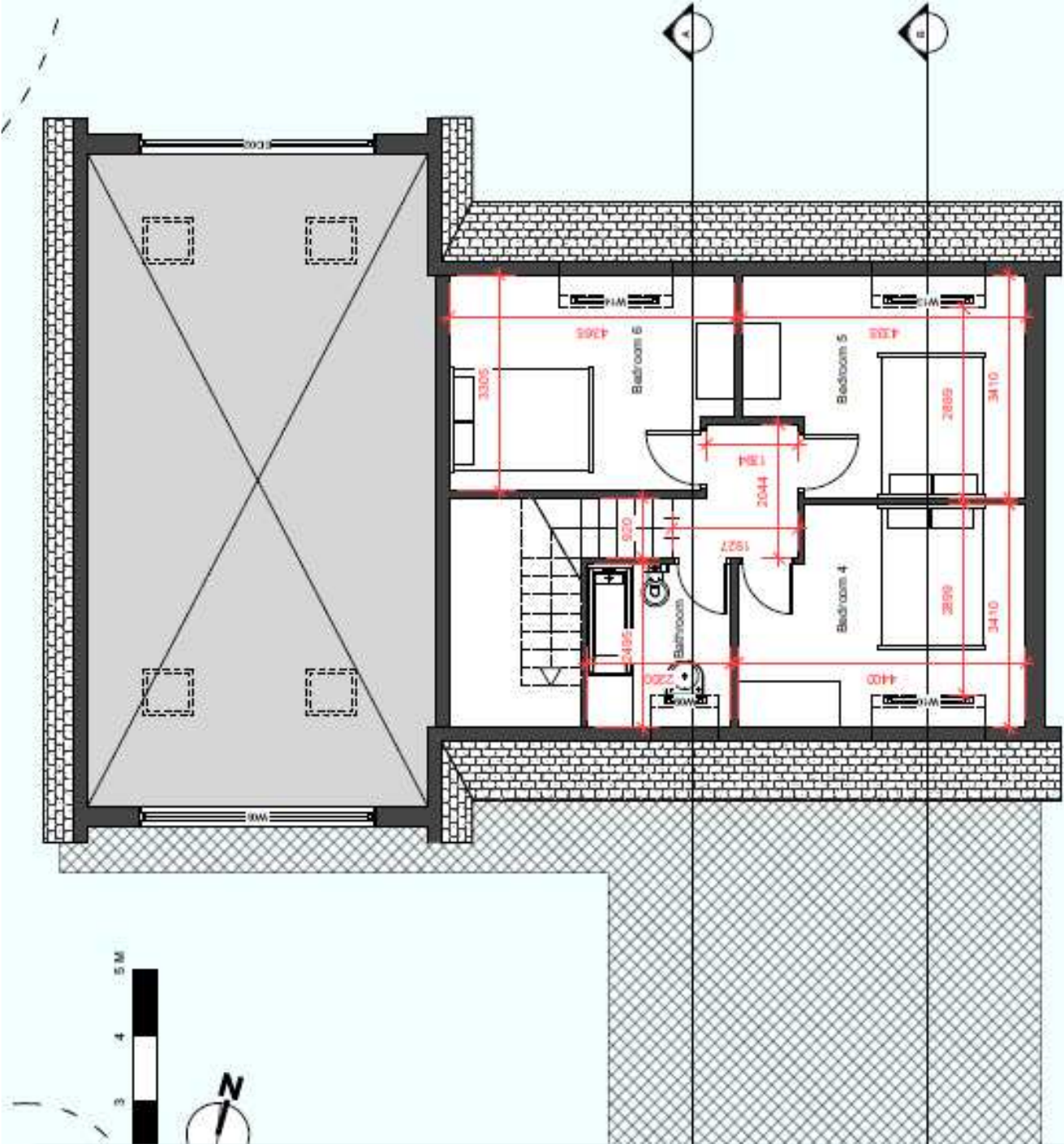




# Proposed Ground Floor Plan



# Proposed First Floor Plan

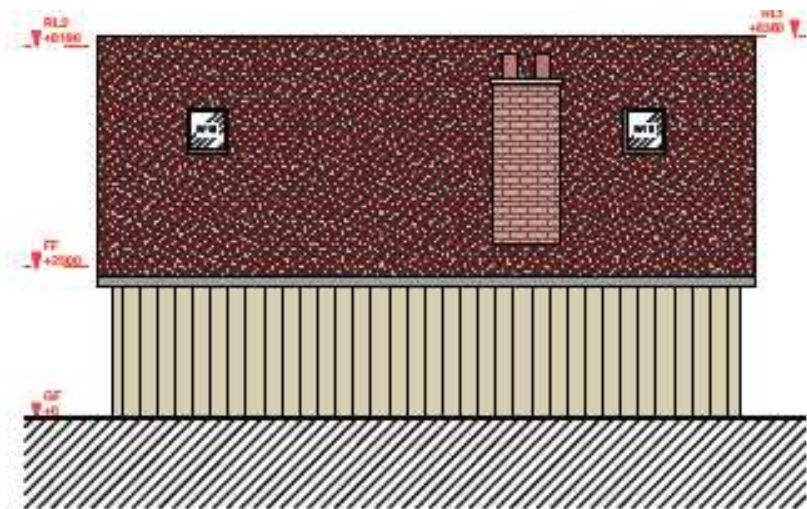




# Proposed Elevations



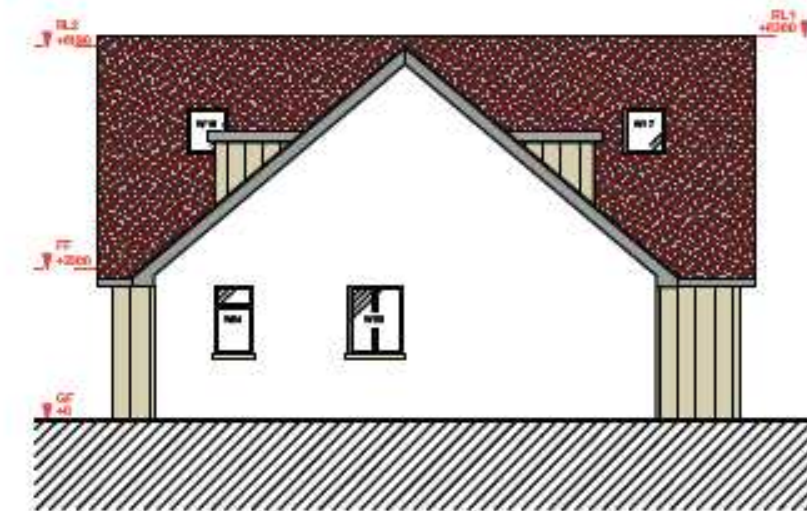
South Elevation



West Elevation



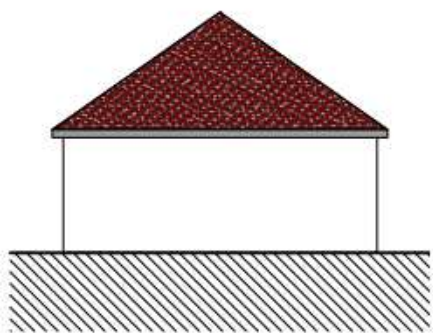
North Elevation



East Elevation



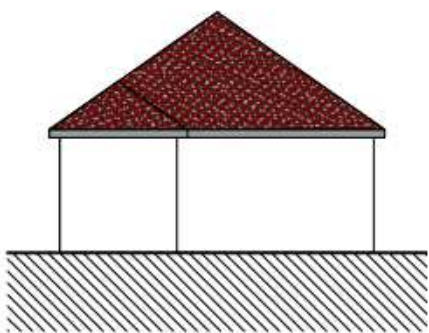
# Proposed Garage



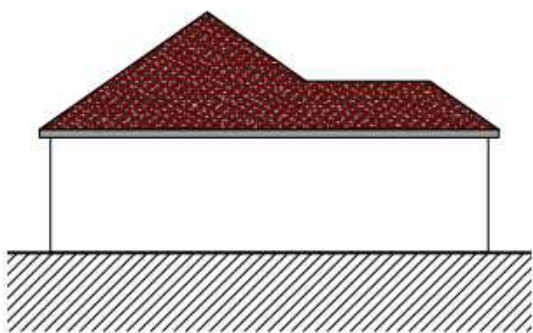
Garage South Elevation



Garage West Elevation

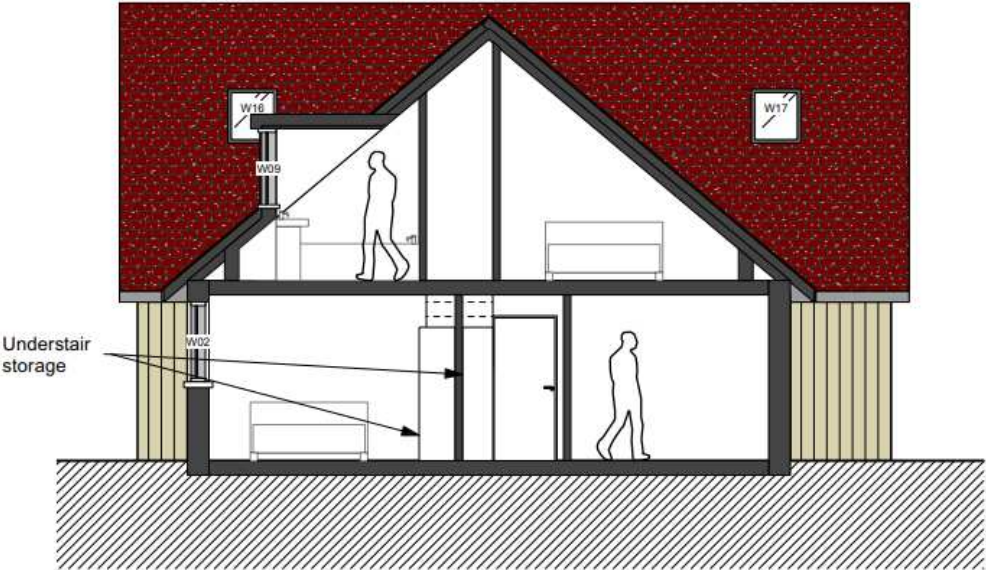


Garage North Elevation



Garage East Elevation

# Sections of Dwelling



Section A-A



Section B-B



## Visualisations (front)



## Visualisations (front)





## Visualisations (rear)





## Visualisations (rear)





# Recommendation

**Approve Planning Permission, subject to securing the contribution towards Suffolk RAMS and the following conditions:**

- Time Limit
- Compliance with approved plans
- Materials as submitted
- Access in accordance with DM01
- Access surface bound for at least first 5m with highway
- Gradient of access as per highways recommendations
- Details to be submitted for means to prevent discharge of surface water onto the highway
- Details of sufficient car turning space, cycle storage and electric vehicle charging to be submitted
- Removal of permitted development rights within the visibility splays – nothing permitted to grow or be erected over 0.6m within the splays
- Unexpected discovery of land contamination
- No removal of trees, hedges, shrubs or demolition of buildings between 1st March and 31st August inclusive
- Landscaping scheme and implementation of approved landscaping
- Removal of permitted development rights