

Item X:

DC/22/1303/FUL

Single storey rear and side extension and alteration works to the existing property

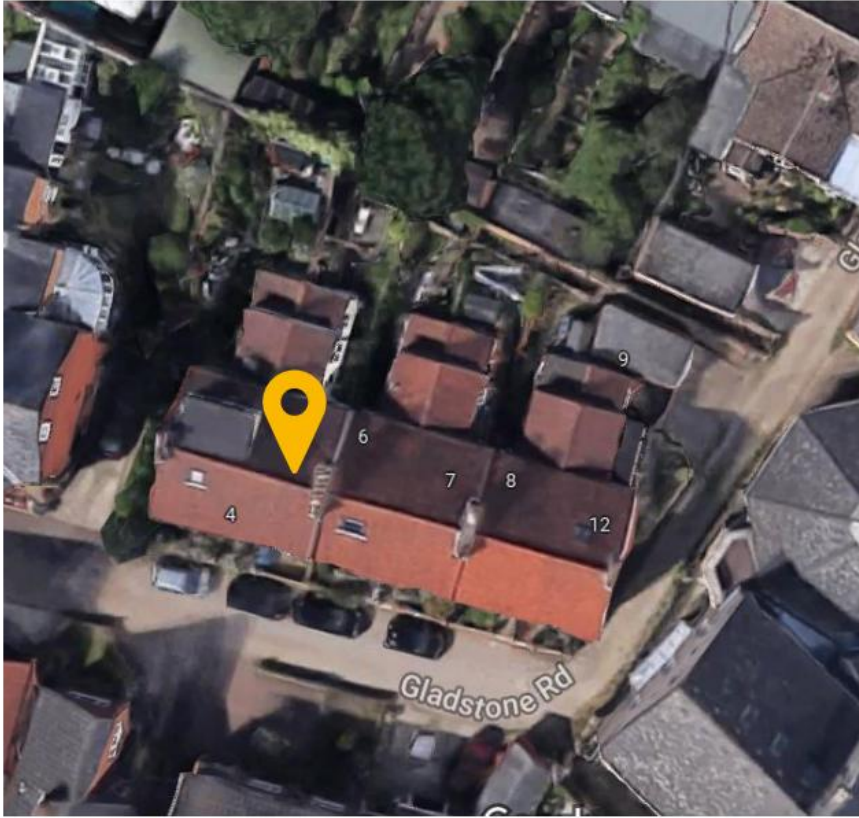
5 Gladstone Road, Woodbridge, Suffolk, IP12 1EF



Site Location Plan



Aerial Photographs



5 Gladstone Road

Street View



View of front elevation
along Gladstone Road



5 Gladstone Road



View of the rear elevation from
Gladstone Road near Sun Lane
entrance

Existing Block Plans



Location of grade II
listed dwellings

Existing Elevations



EXISTING SOUTH ELEVATION 1:50

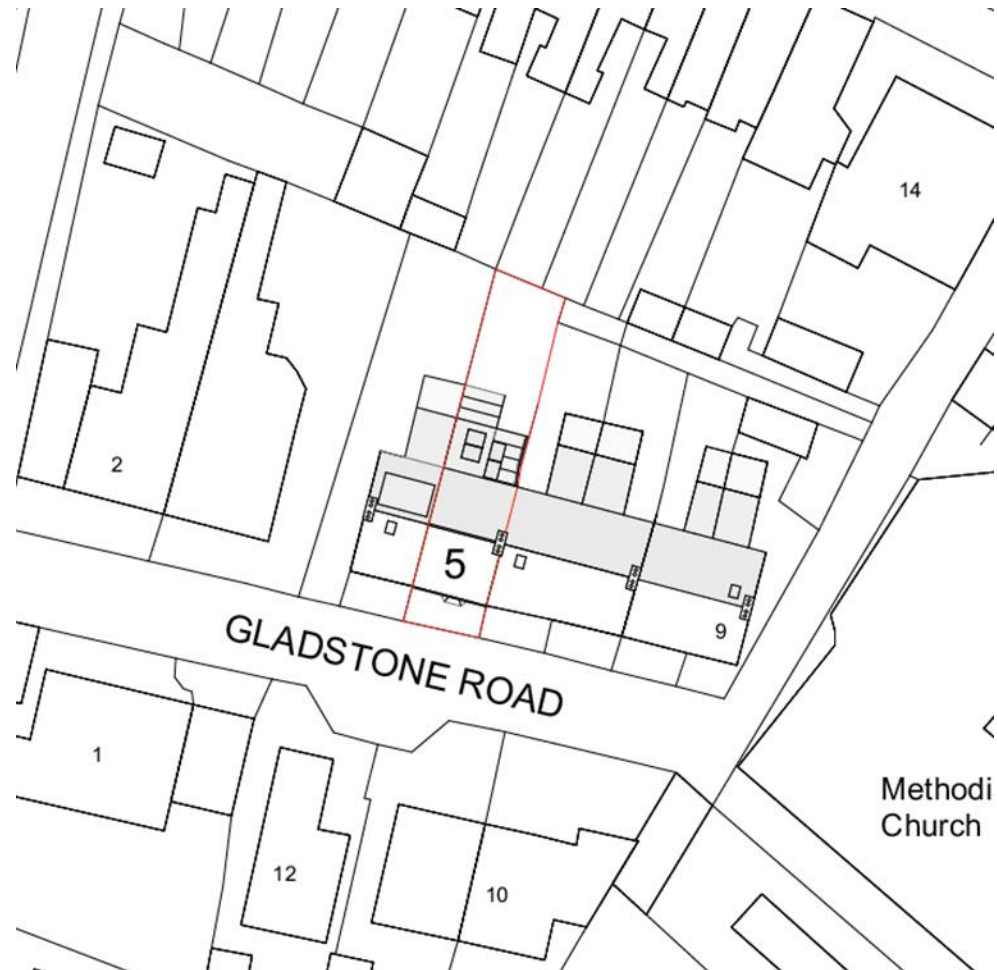


EXISTING NORTH ELEVATION 1:50



Existing fence between
the two dwellings.

Proposed Block Plan



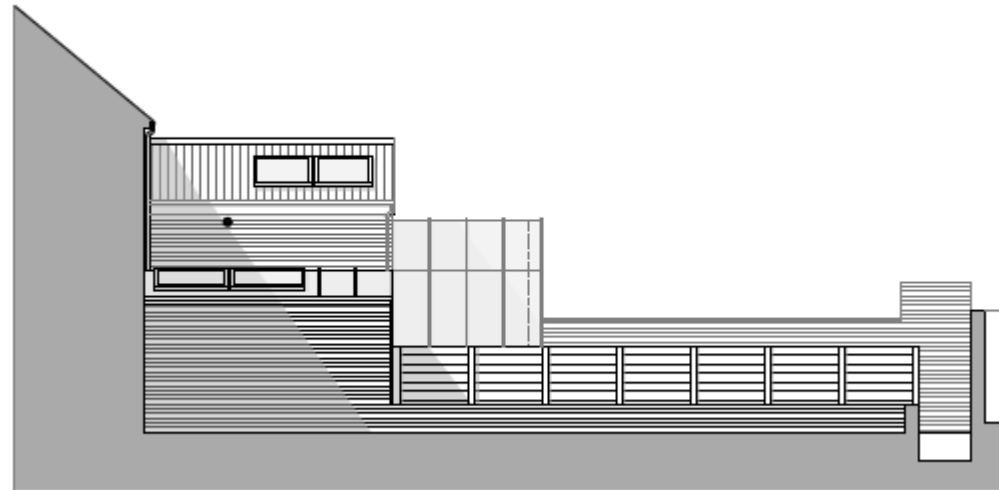
Proposed Elevations



PROPOSED SOUTH ELEVATION 1:50

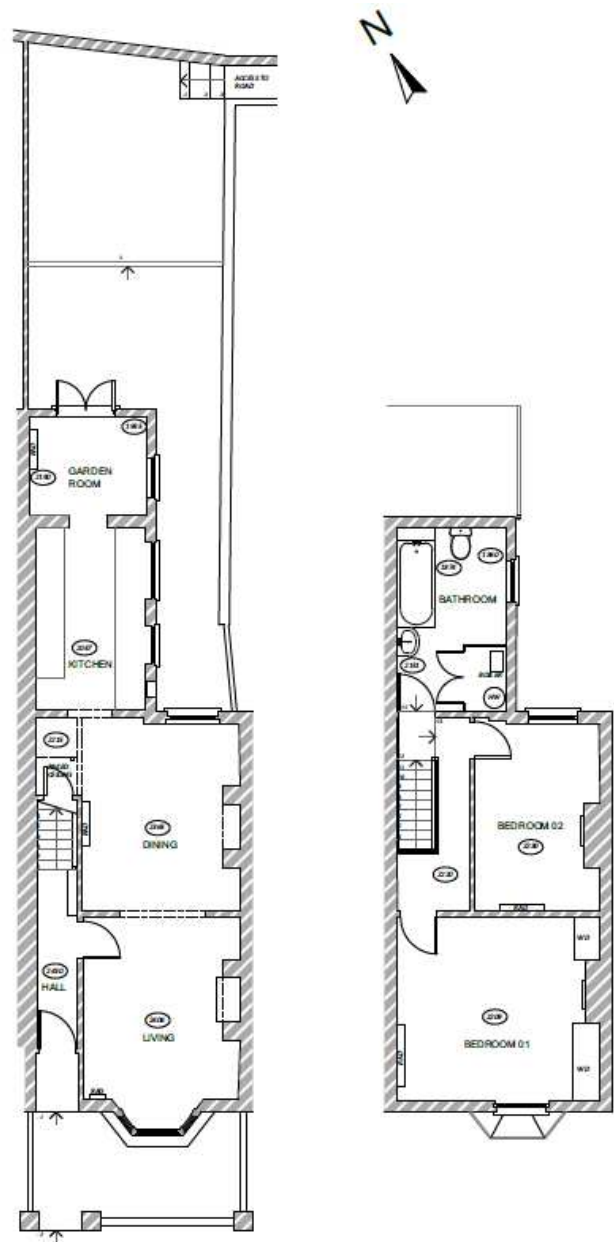


PROPOSED NORTH ELEVATION 1:50

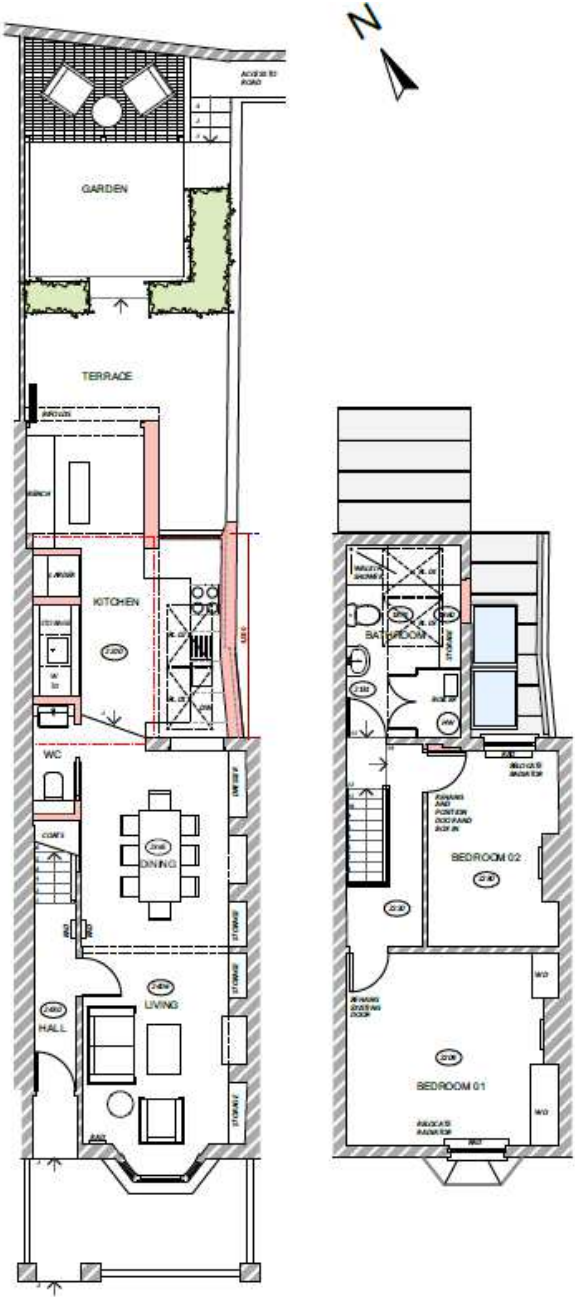


PROPOSED EAST ELEVATION 1:50

Existing Floor Plans



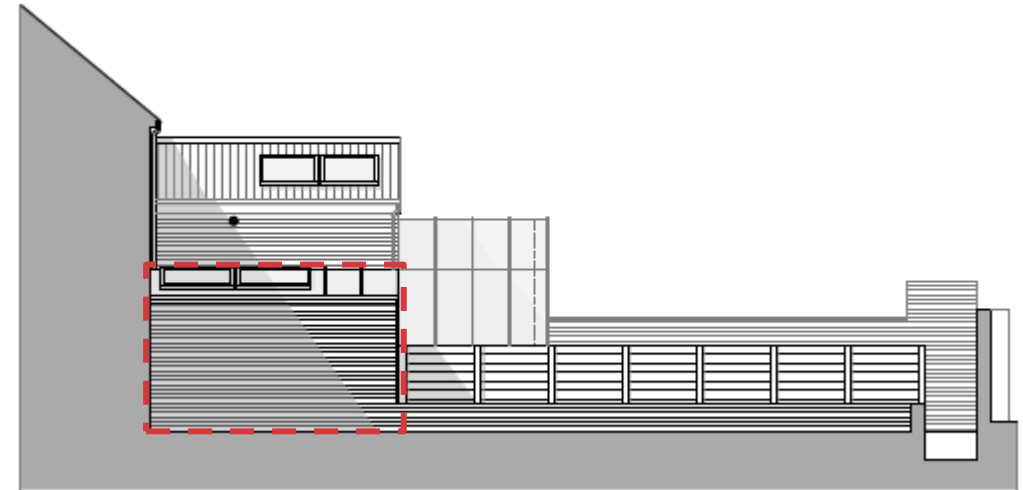
Proposed Floor Plans



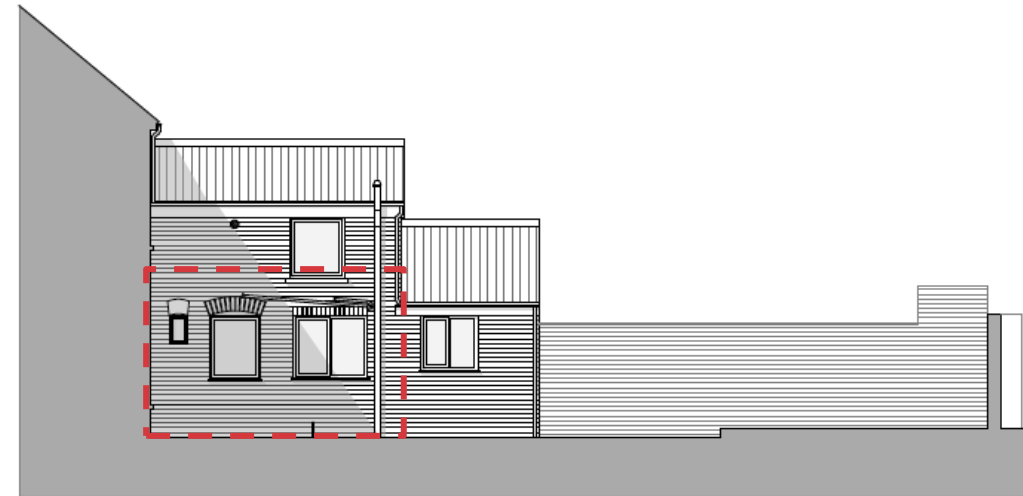
Officer Photos



Neighbour Photos



PROPOSED EAST ELEVATION



Application Site within Surrounding Area

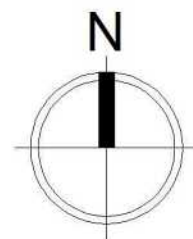
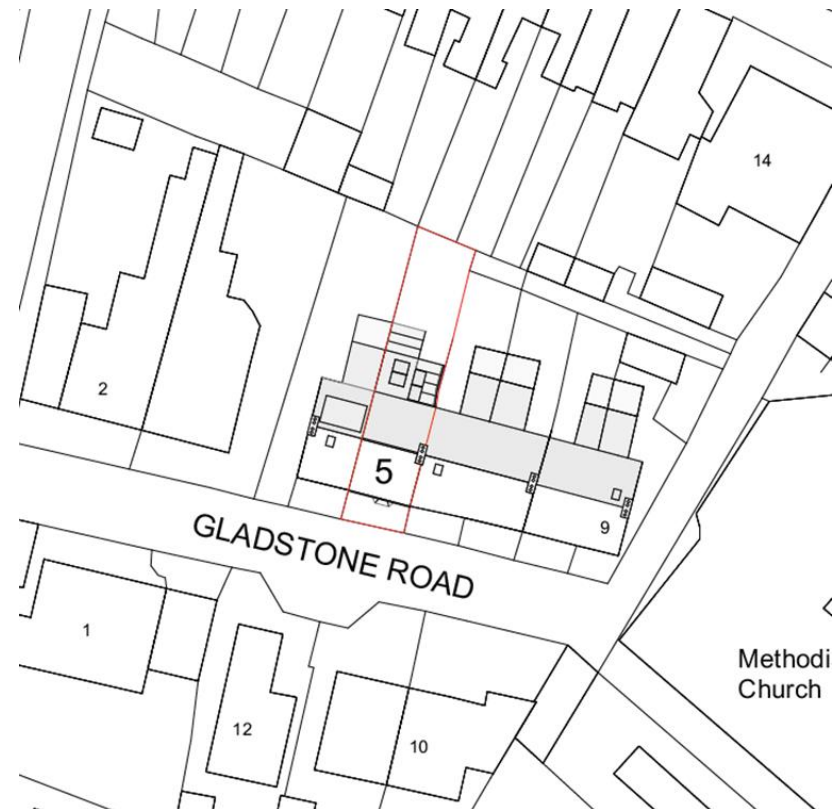


Sunlight Test



PROPOSED NORTH ELEVATION 1:50

45° Sunlight Test Line



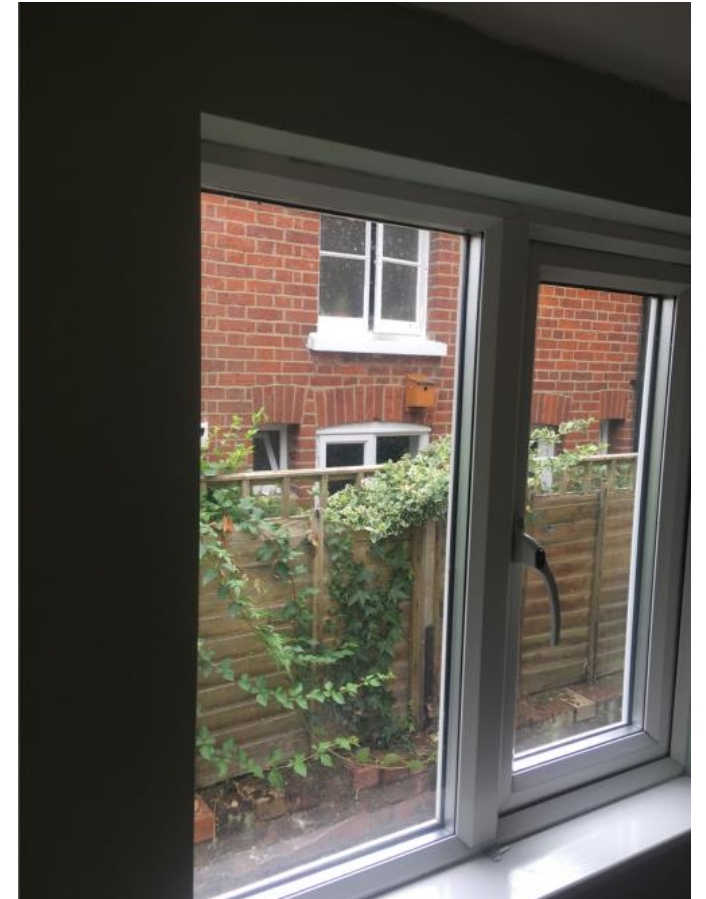
Neighbour Photos of daylight



Neighbour Photos of their interpretation of effects on daylight



Current direct overlooking into No.6



Material Planning Considerations

SCLP 11.1 Visual Amenity- All extensions and alterations are located to the rear of the dwelling and therefore out of public view. The extension sits subordinate to the host dwelling.

SCLP 11.2 Residential Amenity:

- Overbearing
- Overlooking/Privacy
- Outlook
- Impact on daylight/sunlight

SCLP 11.4 Listed Buildings- Grade II listed buildings located along the rear boundary of 5 Gladstone Road along Sun Lane.

SCLP 11.5 Conservation Area- The application site is located within the Woodbridge Conservation Area.

Recommendation

Approve subject to conditions:

- 1) Standard time limit**
- 2) Drawings/ Plans Approved**
- 3) Materials as submitted**

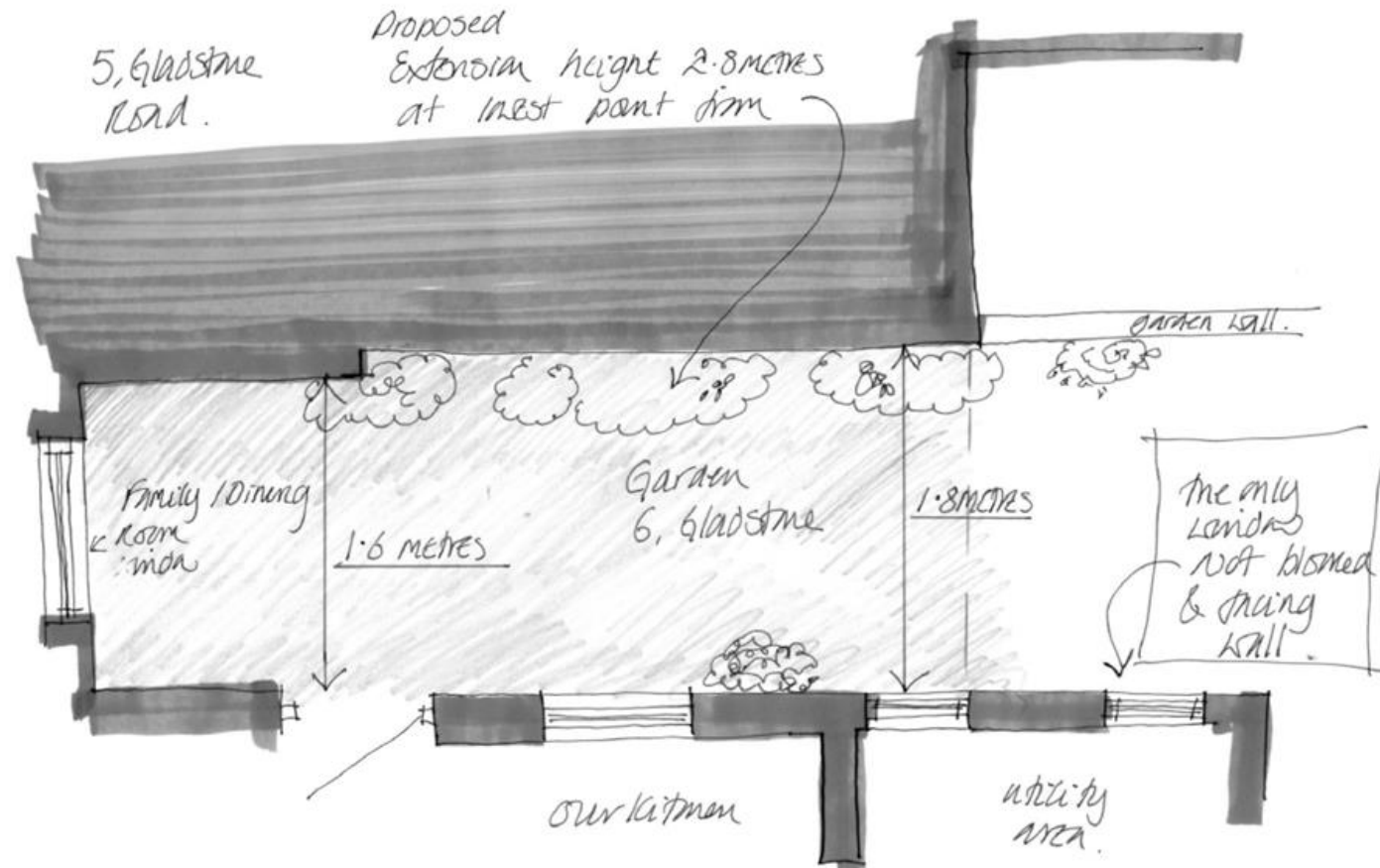
(Full text of conditions within report)





Plan Drawing Ref DC/22/1303/FOU

Scale 1:20mm





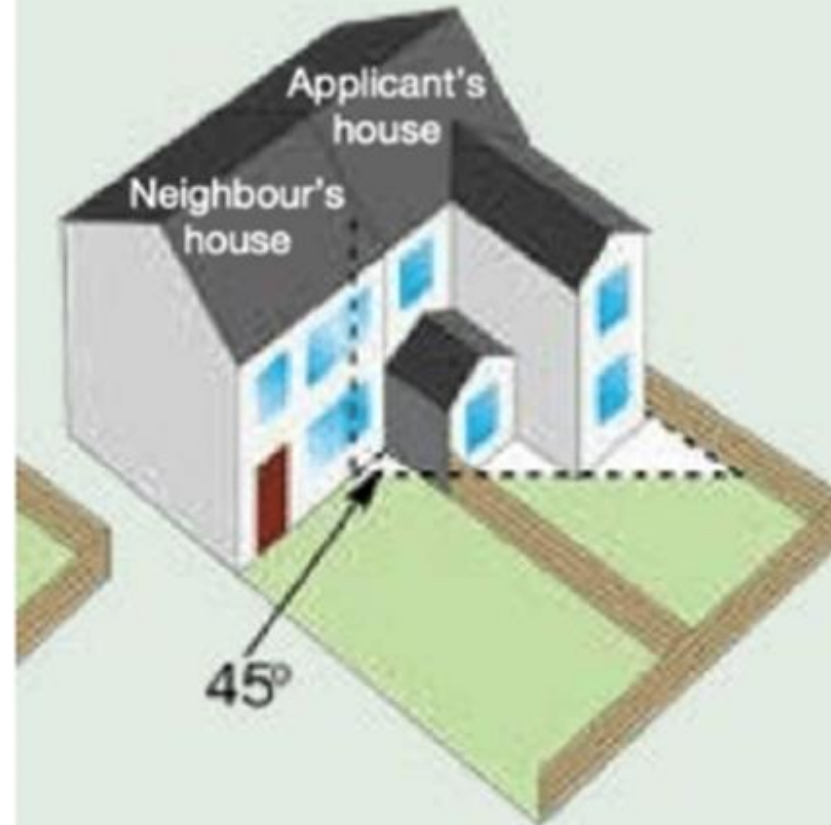


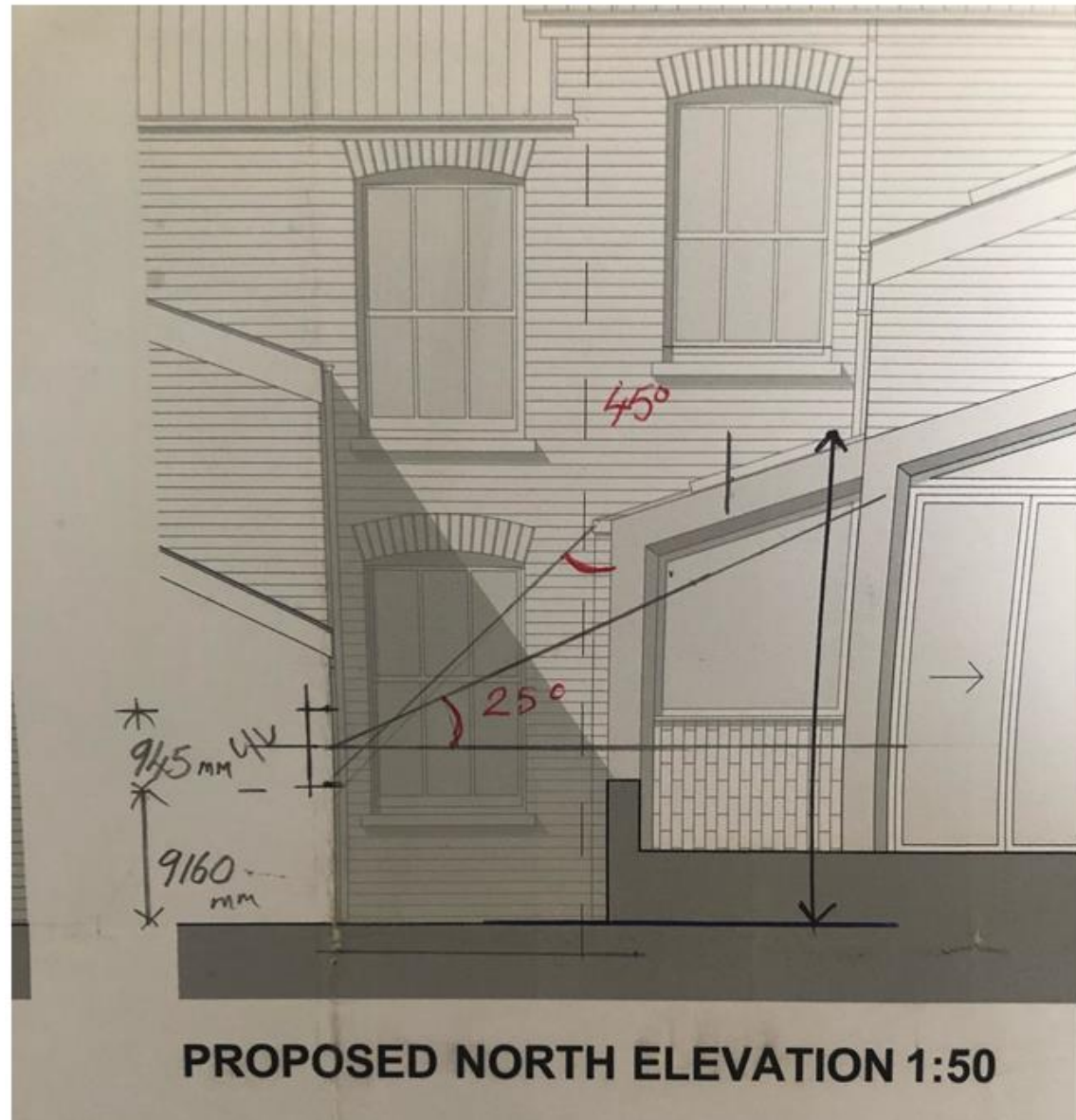


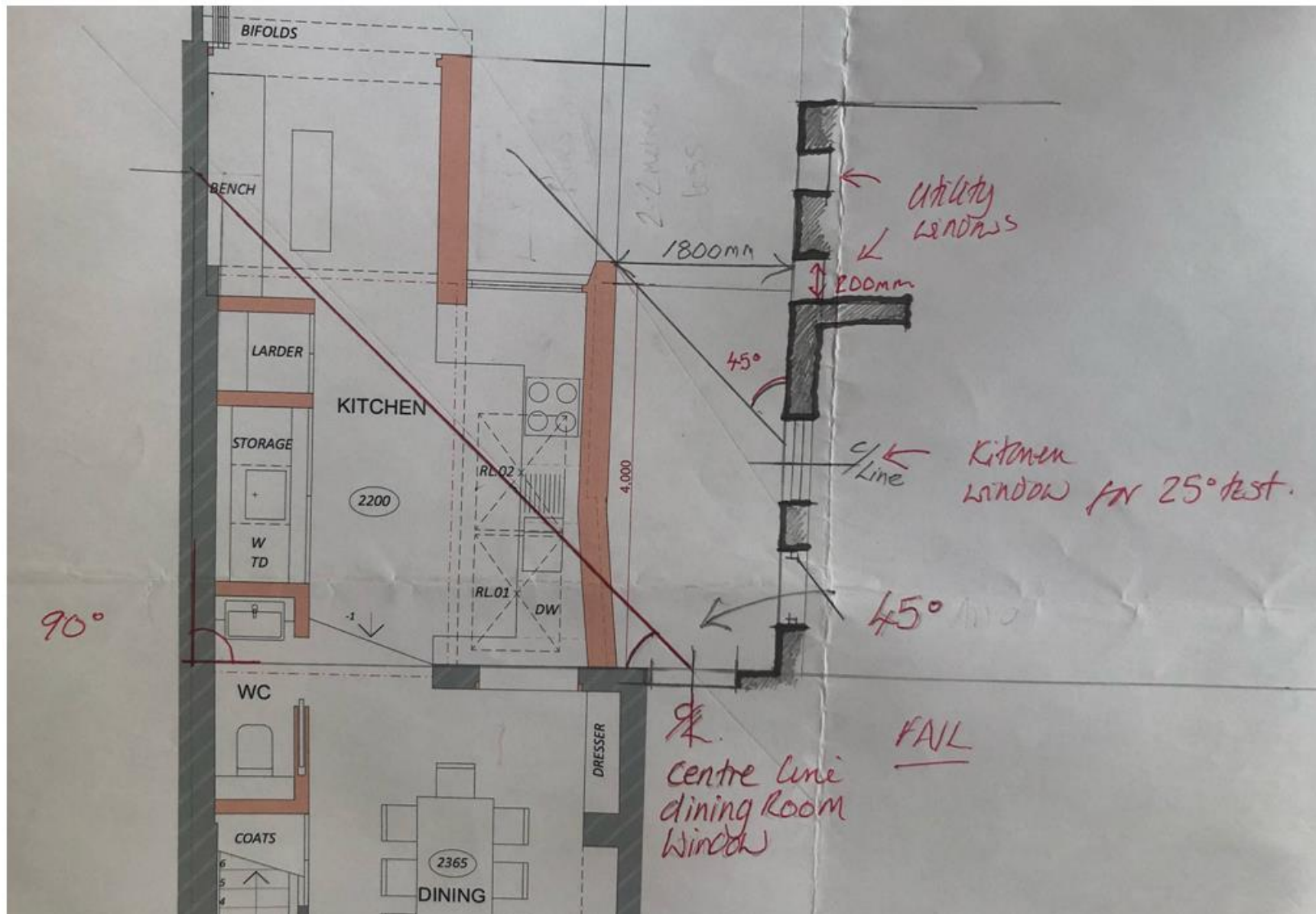




**Single storey extension
to older rear wing which
already breaks the 45° code**
Not acceptable to fill the gap
beside the wing

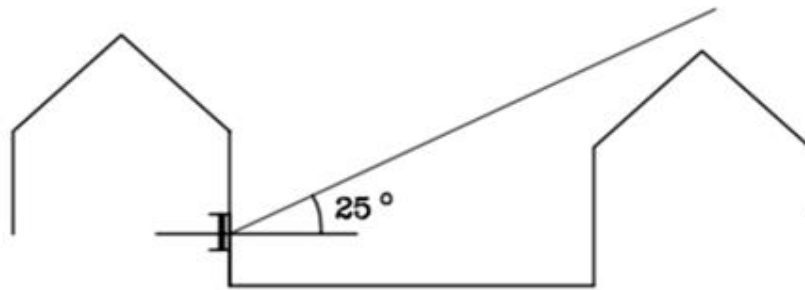




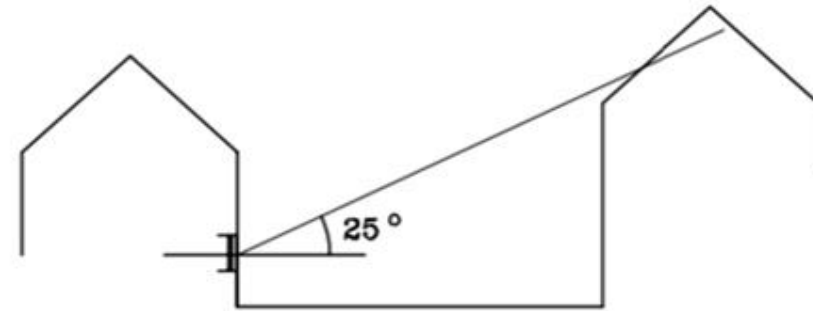


25 degree test

The 25° test is used where the development is opposite the window, as shown in the diagram below. The centre of the lowest habitable room window should be used as the reference point for the test. If the whole of the proposed development falls beneath a line drawn at 25° from the horizontal, then there is unlikely to be a substantial effect on daylight and sunlight. If the proposed development goes above the 25° line, it does not automatically follow that daylight and sunlight levels will be below standard. However, it does mean that further checks on daylight and sunlight are required. The further checks can be undertaken using the detailed BRE daylight and sunlight tests listed overleaf and covered in more detail in Fact Sheet 2.



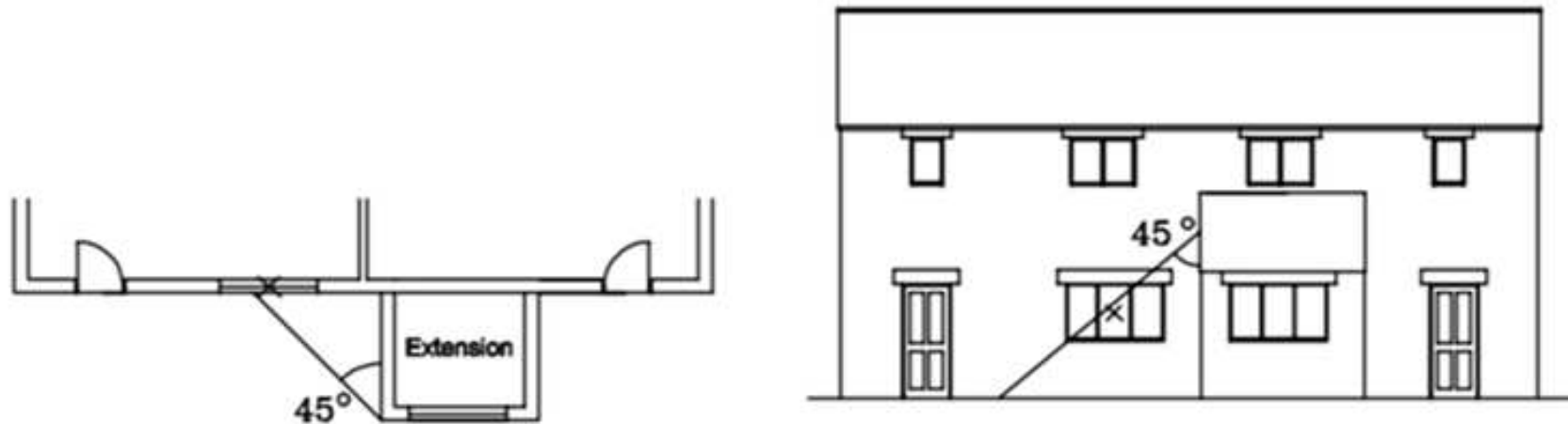
Daylight and sunlight likely to be acceptable



Detailed daylight and sunlight study required

45 degree test

The 45° test is used to check extensions that are perpendicular to a window - as in the example below.



Detailed daylight and sunlight study required