

# Item 9

DC/23/4590/FUL

Construction of new 2 bedroom one and a half storey dwelling  
51 The Street , Brandeston, IP13 7AA



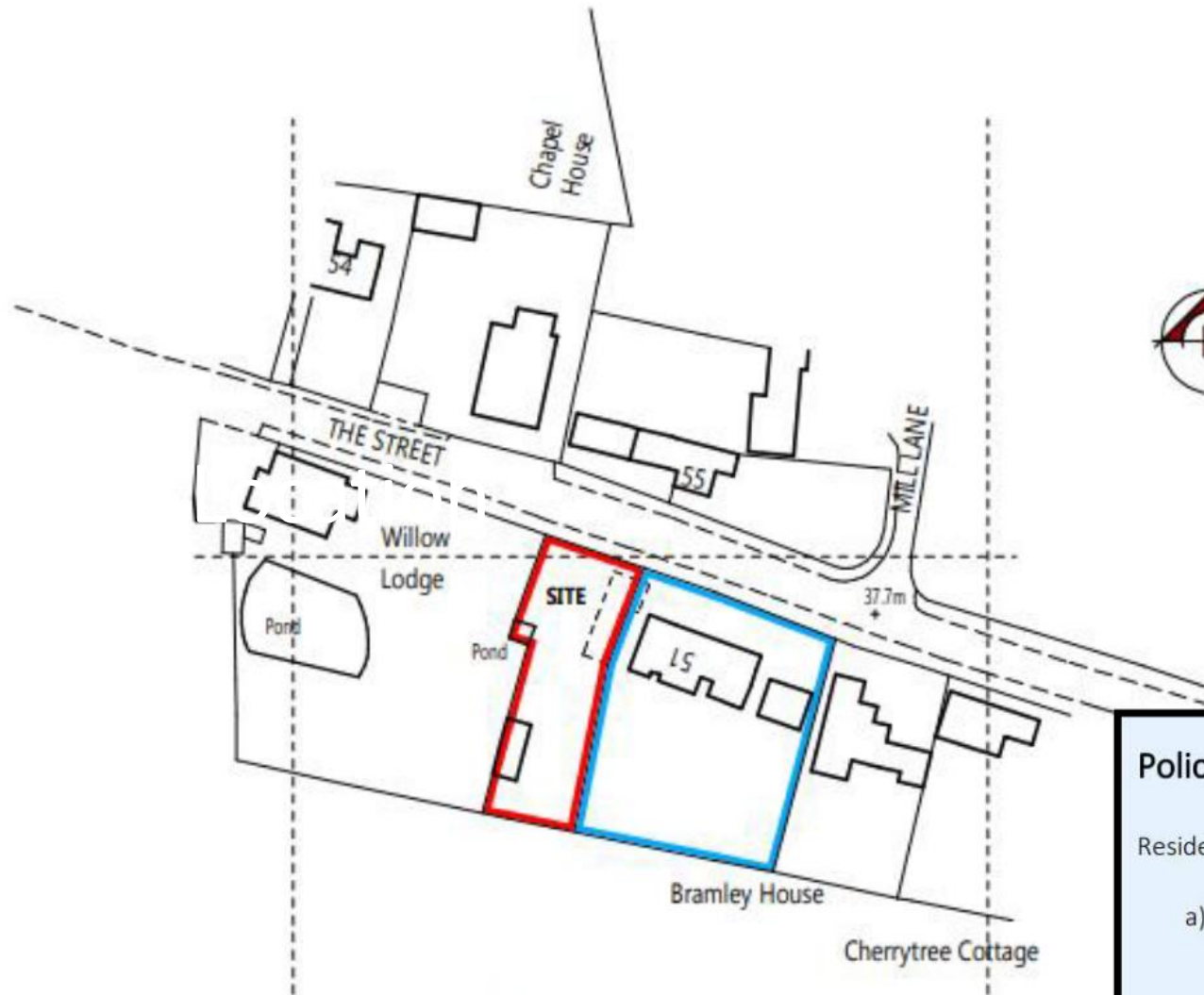
## Reason for Committee

The application triggered the Planning Referral Process, because the 'minded to' recommendation of officers is to Approve, which is contrary to the Objection from the Parish Council.

No objections have been received from the Ward Member or Statutory Consultees.

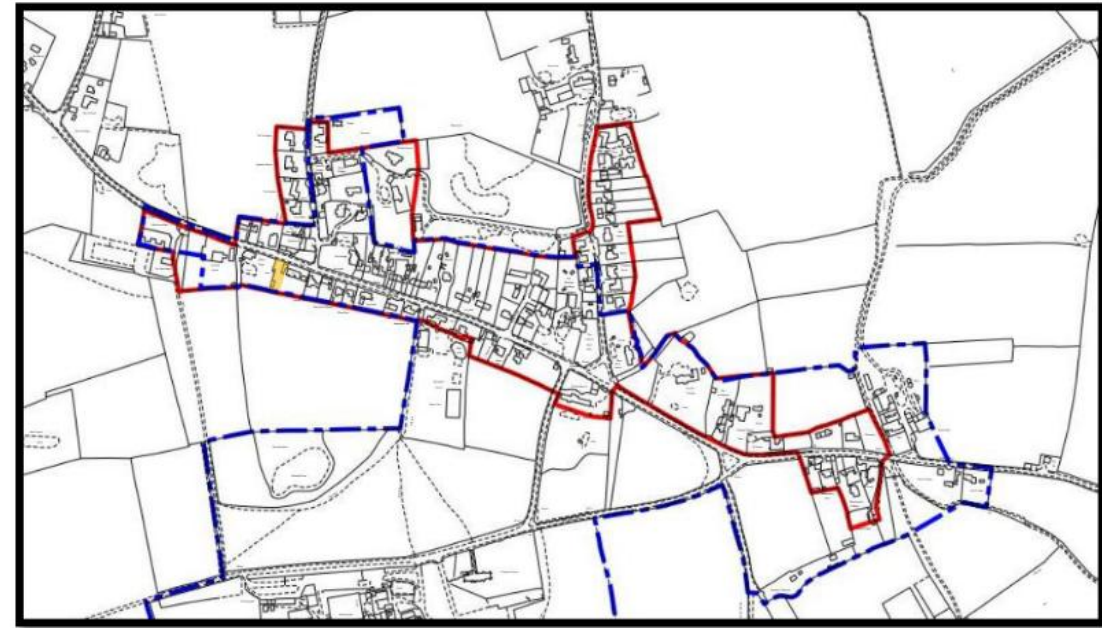
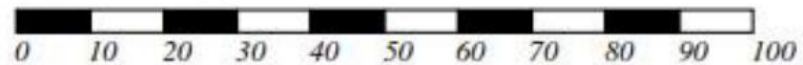
The referral panel considered that there were material planning considerations which warranted the application being presented to the planning committee.


# Site Location Plan



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Scale Bar - Metres



-  SCLP3.3 Settlement Boundaries
-  SCLP11.5 Conservation Areas

**Policy SCLP5.2: Housing Development in Small Villages**

Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or
- b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.

# Aerial Photograph



# Photographs



# Photographs



# Photographs



# Photographs





# Photographs



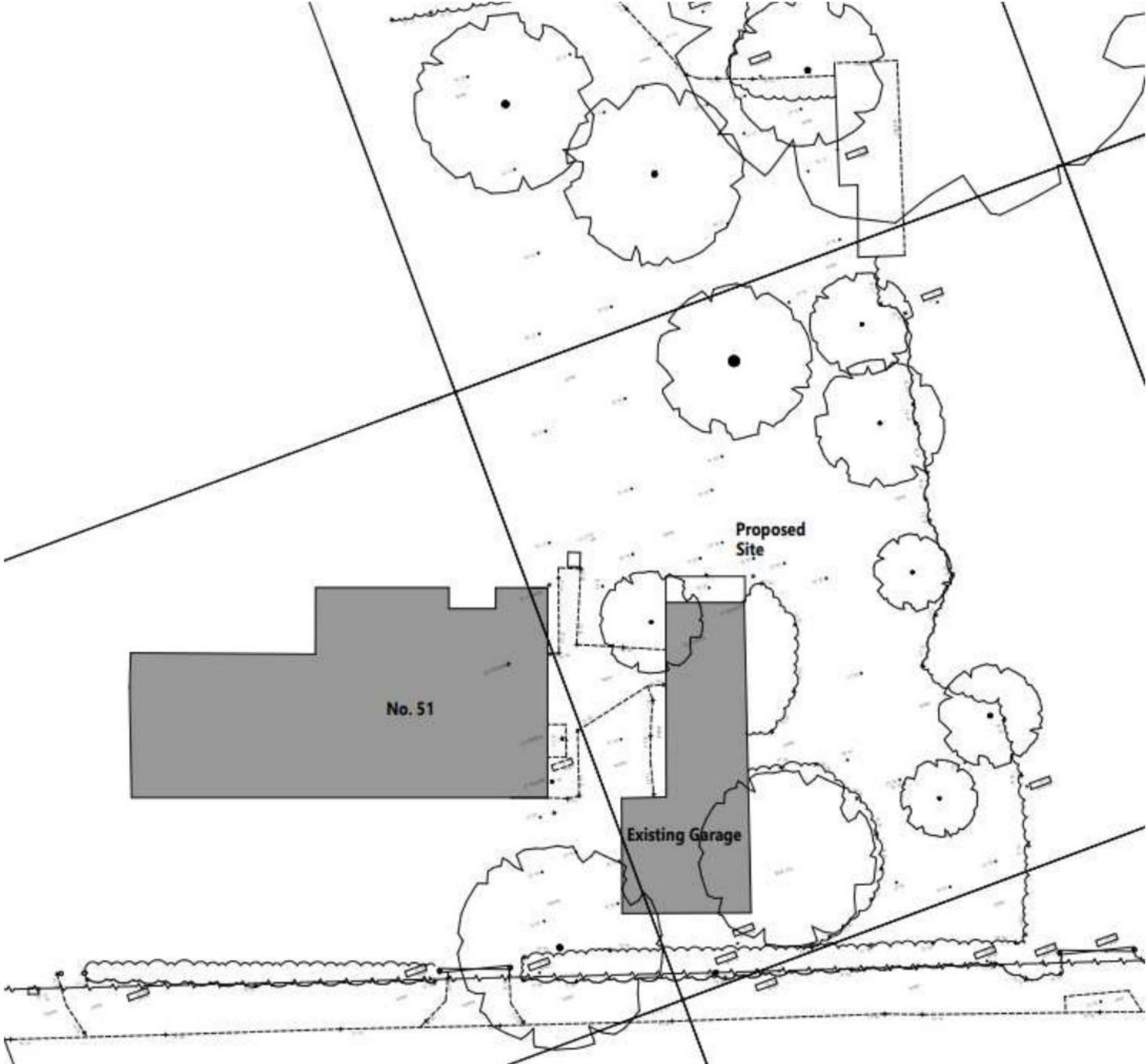
# Photographs



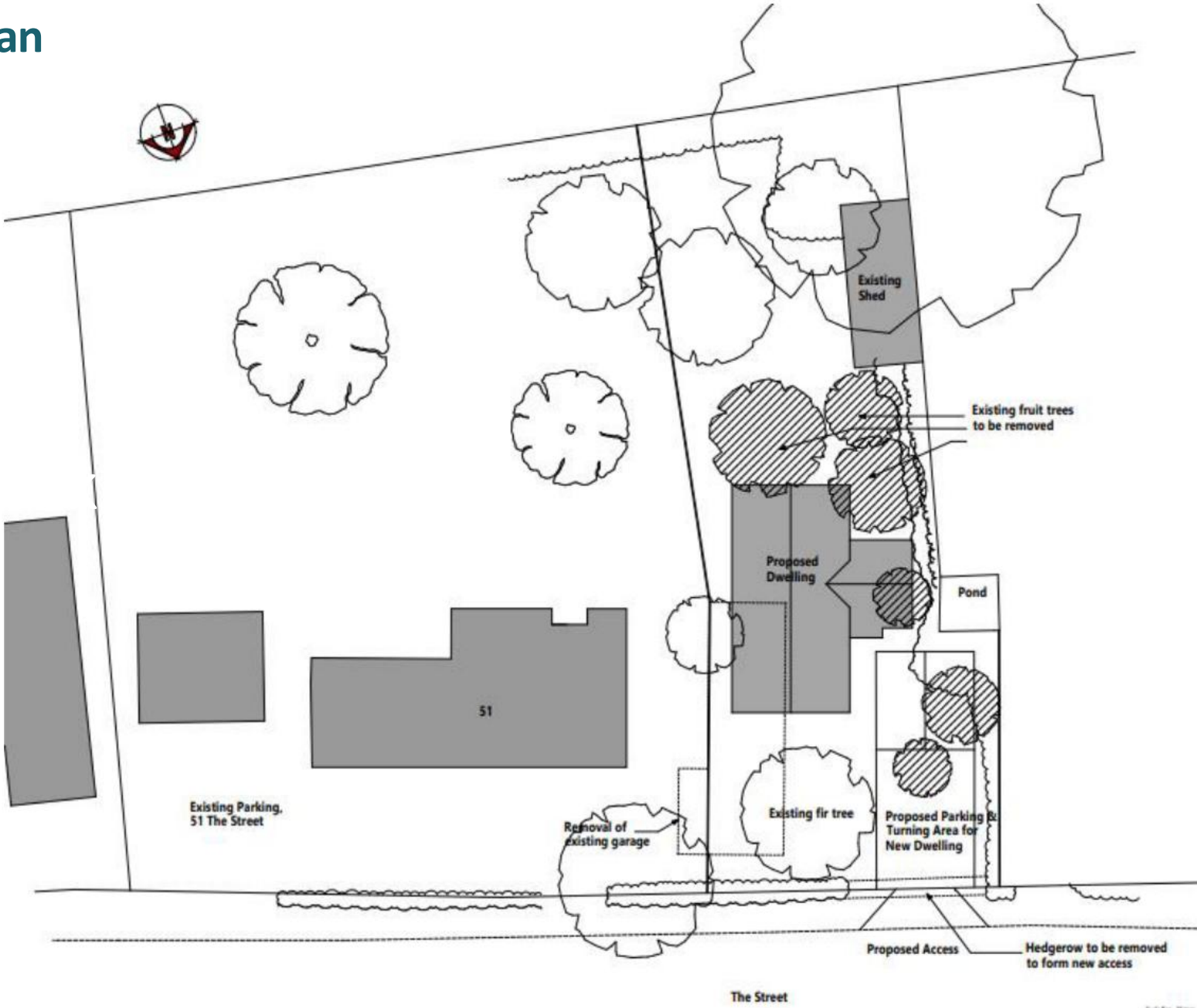
# Photographs



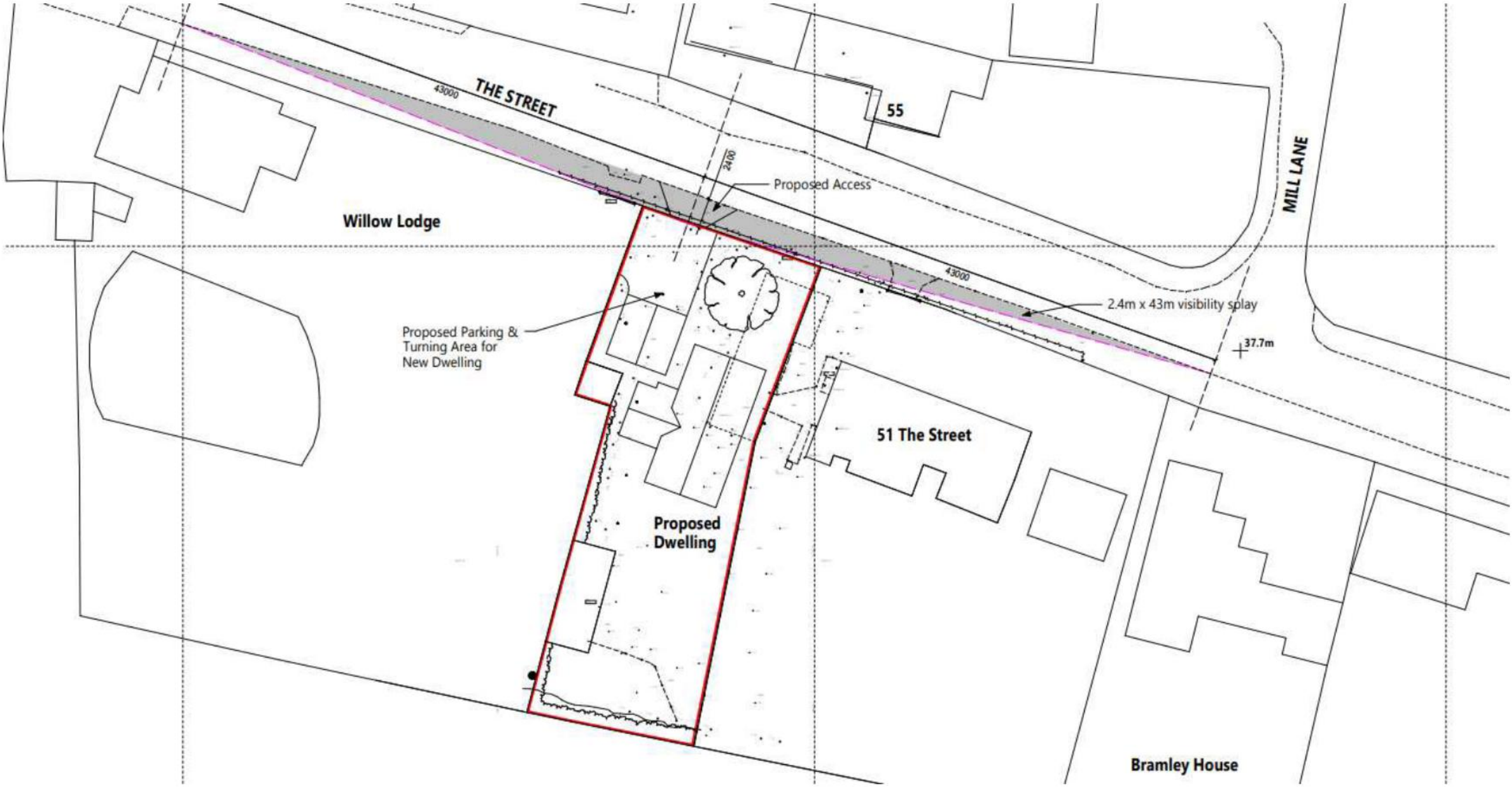
# Existing block plan



# Proposed block plan



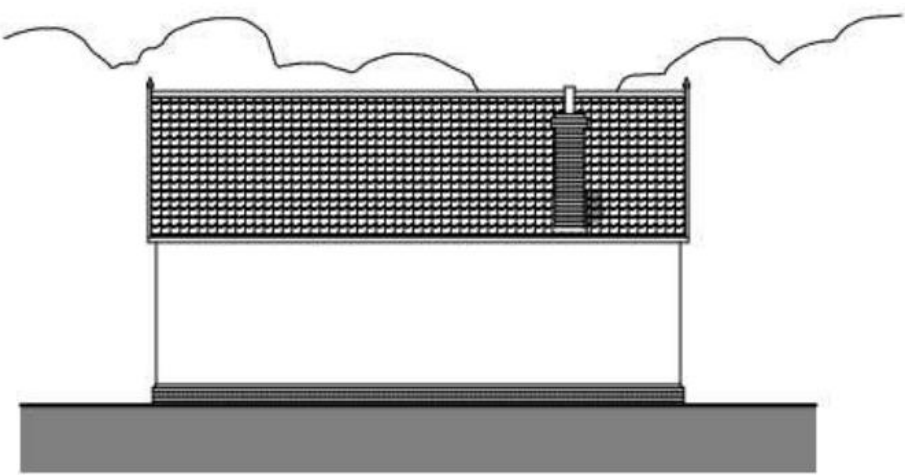
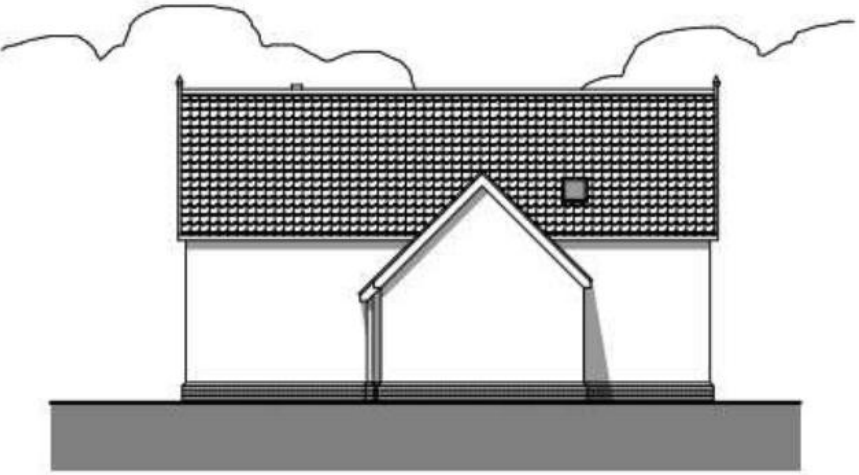
# Proposed visibility splays



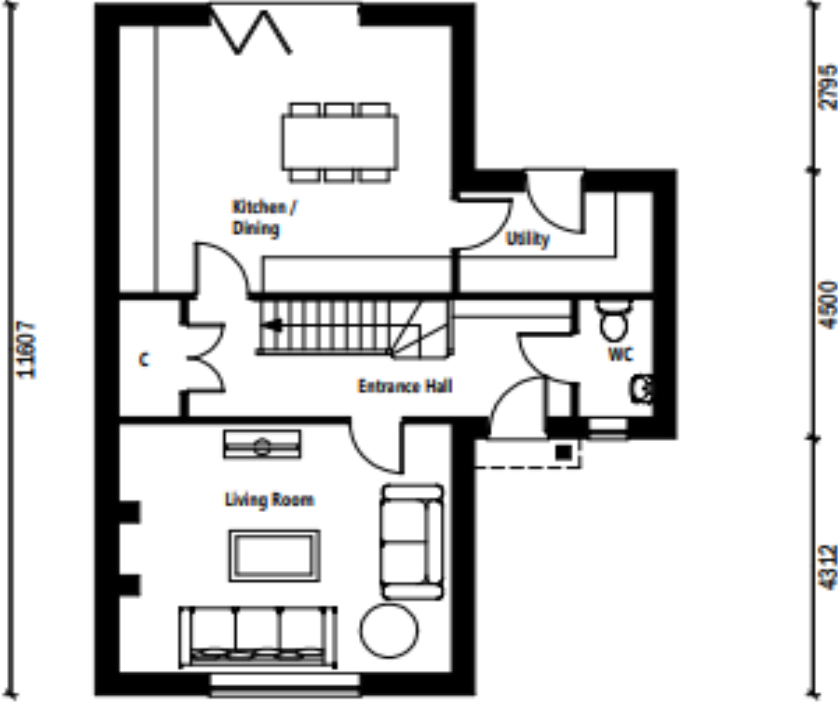
# Proposed elevations



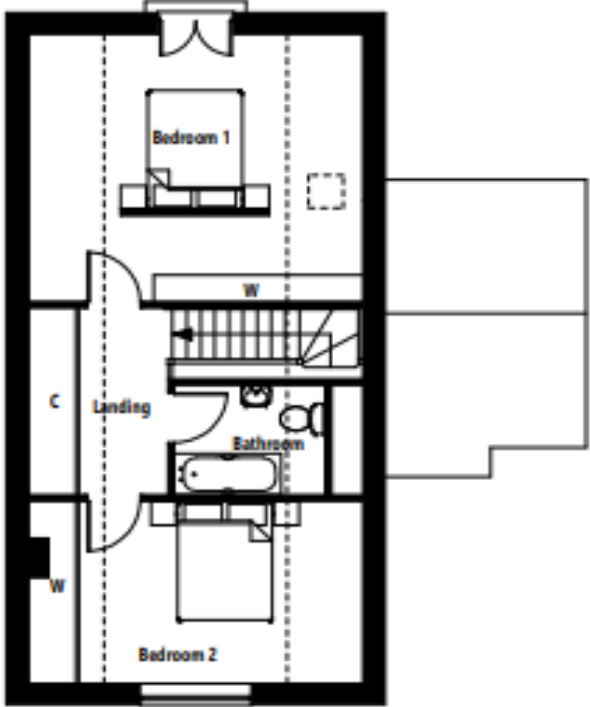
North East Elevation



# Proposed floor plans



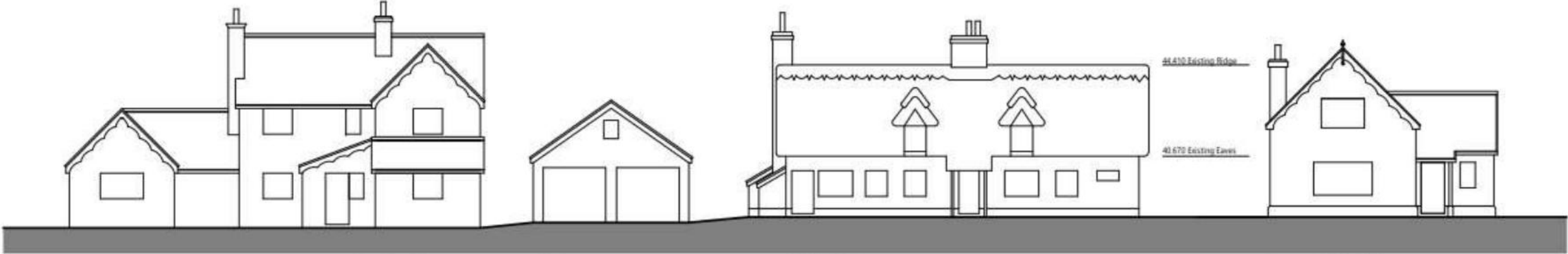
**Ground Floor Plan**



**First Floor Plan**



# Existing and Proposed Streetscenes



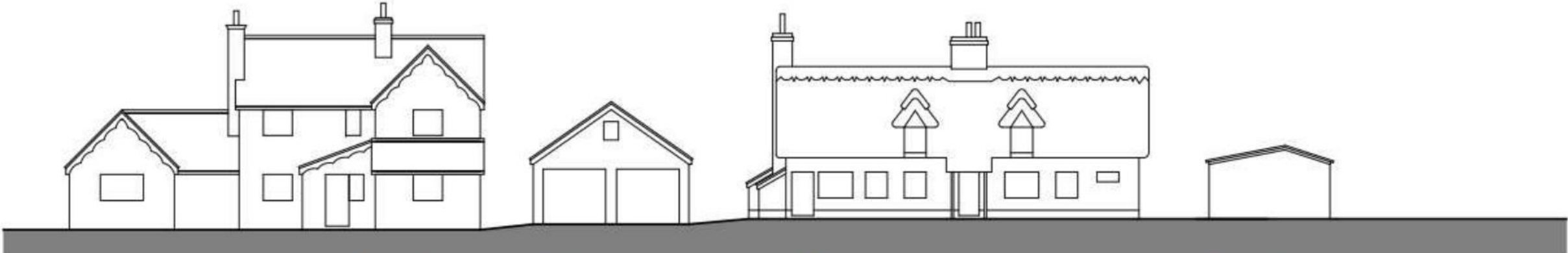
Proposed Street Scene 1:100

Bramley House

Garage

51 The Street

Proposed Dwelling



Existing Street Scene 1:100

Bramley House

Garage

51 The Street

Existing Garage

# Proposed visualisations



Street Scene - View from North



Street Scene - View from South East



Street Scene - View from North West

# Examples of existing dwellings along The Street



Proposed dwelling



## Conditions

*(as set out in Section 8  
of the officer's report)*

Proposed conditions (as detailed in the committee report):

- Time limit
- Compliance with approved plans
- Materials to be submitted
- Boundary Treatment to be submitted
- Landscaping scheme to be submitted
- Implementation of landscaping
- Tree protective fencing
- Removal of permitted development rights (for alterations to the roof)
- Ecological Mitigation
- Discovery of unexpected contamination
- Highways – access layout in accordance with DM01, surface material, parking provision, EV charging, cycle storage, means to prevent the discharge of surface water onto the highway

## Recommendation

**Authority to approve** planning permission subject to agreement of planning conditions as summarised above and noted in full within section 8 of the Committee Report.