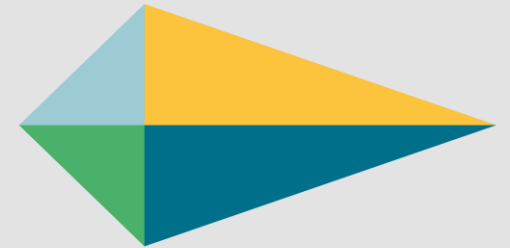


Item 6

DC/22/4985/FUL

Construction of one dwelling
Hungarian Lodge,
High Street
Ufford



EASTSUFFOLK
COUNCIL

Reason for Committee

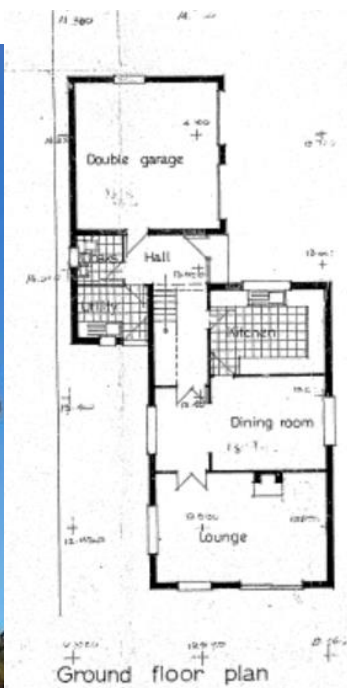
The application was presented to the Referral Panel on 11 July 2023 where the panel decided that the application should be considered by Committee given the relationship with the neighbouring property in Lodge Road and the level of public and Parish objection.

At the Planning Committee South meeting on 25 July 2023, Members deferred the item for a site visit. A site visit was held on Thursday 17th August.

Site Location Plan







Ground floor plan



First floor plan







View from W5
(neighbour's dining room)
facing towards application
site



Existing entrance for Hungarian Lodge

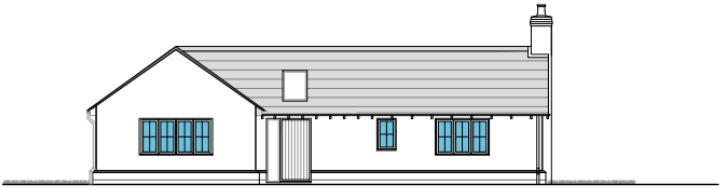
Hungarian Lodge

Proposed dwelling approx. 1.7m off boundary.
Window 5 approx. 2.6 m off boundary

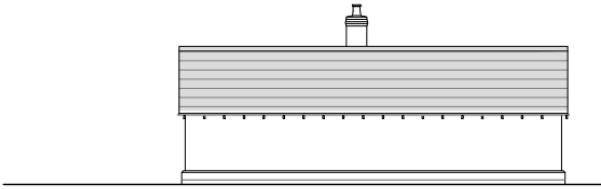


Land adj. Lodge Road,
Ufford, Woodbridge, Suffolk
Proposed Site Layout
1400-02 H

Proposed elevations and floorplans



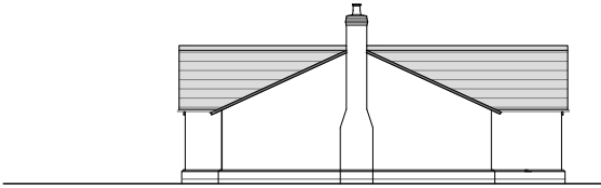
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

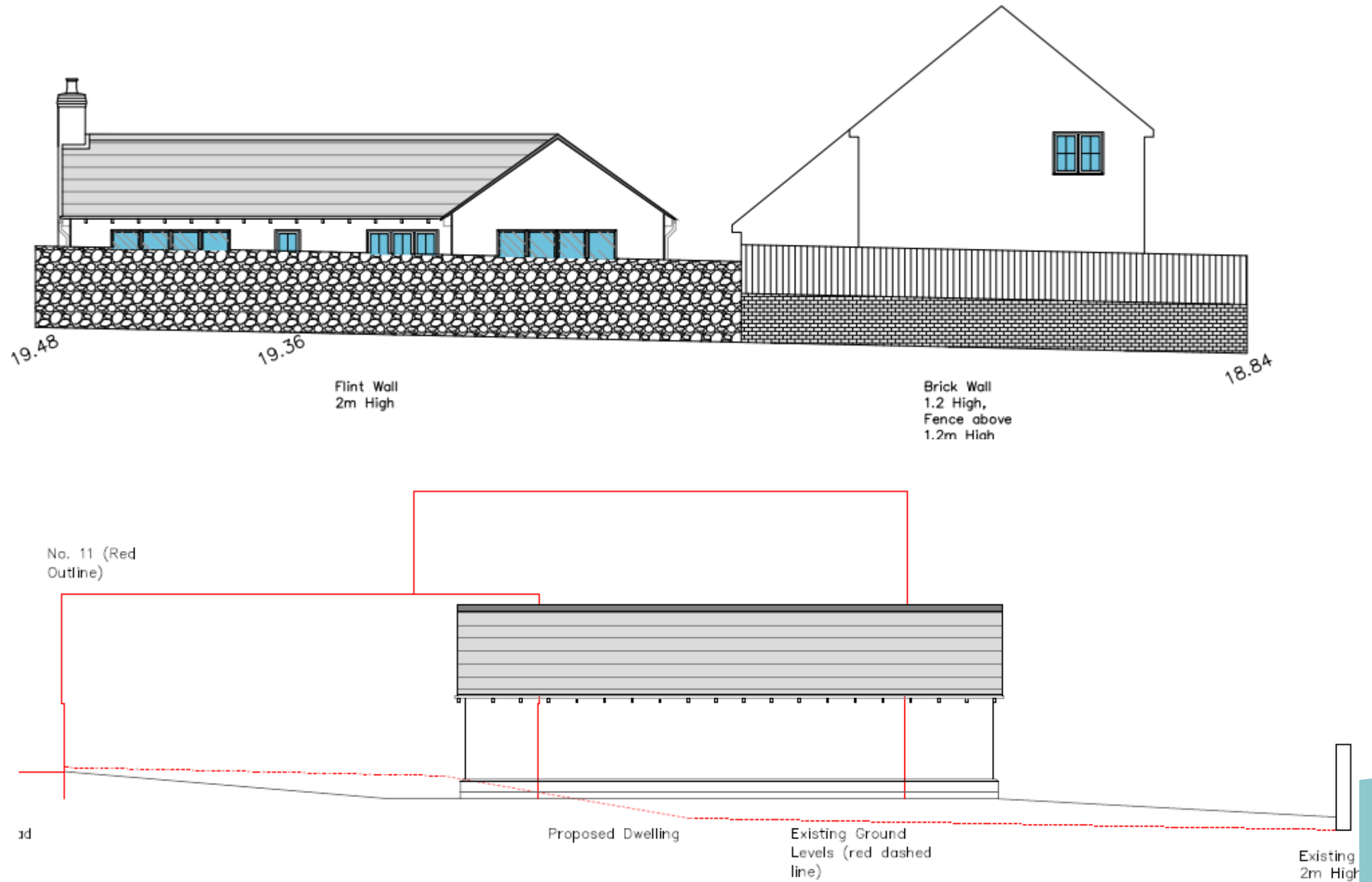


Proposed Side Elevation
Scale 1:100



Eaves height 2.4m
Ridge height 4.5m

Proposed Sections

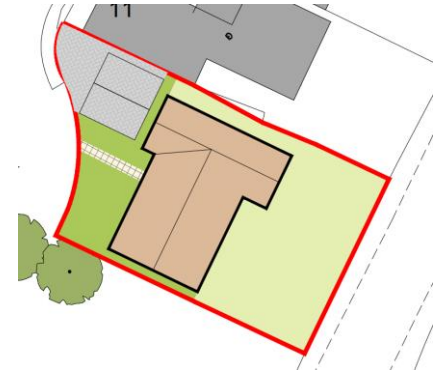


Impact on light



Window 5 serves a dining room. This room is also served by a north facing window on the opposite elevation.

Window 7 serves lounge. This room is also served by two other openings on the east (High Street) elevation




As set out in the updates sheet, two specialist light consultants (one on behalf of the applicant, one on behalf of the neighbour) have provided comment on the light impacts of the development.

The assessment does show that the impact on window 5 would result in a reduction of light greater than the BRE guidelines however it is marginally below the guidelines. Consideration of the application needs to be given to the impact on residential amenity of the occupiers of no. 11.

The right to light is a civil matter, not for consideration by the local planning authority.

Main Considerations

- Principle of Development
 - Highways
 - Design and appearance of proposed dwelling
 - Impact on neighbour's residential amenity particularly in regards to light
- 

Recommendation

APPROVE subject to controlling conditions (summarised below)

1. Standard time limit
2. Approved plans/drawings
3. The materials and finishes as submitted
4. If contamination is found, lpa to be notified.
5. New access to be laid out and completed
6. New access onto the highway shall be properly surfaced with a bound material
7. Parking area to be provided and retained
8. Details of secure, lit and covered cycle storage and electric vehicle charging infrastructure
9. Details showing the means to prevent the discharge of surface water from the development onto the highway
10. Details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins
11. Details of all boundary treatments to be agreed
12. Landscaping plan to be agreed
13. Implementation of landscaping scheme