

## Item 8

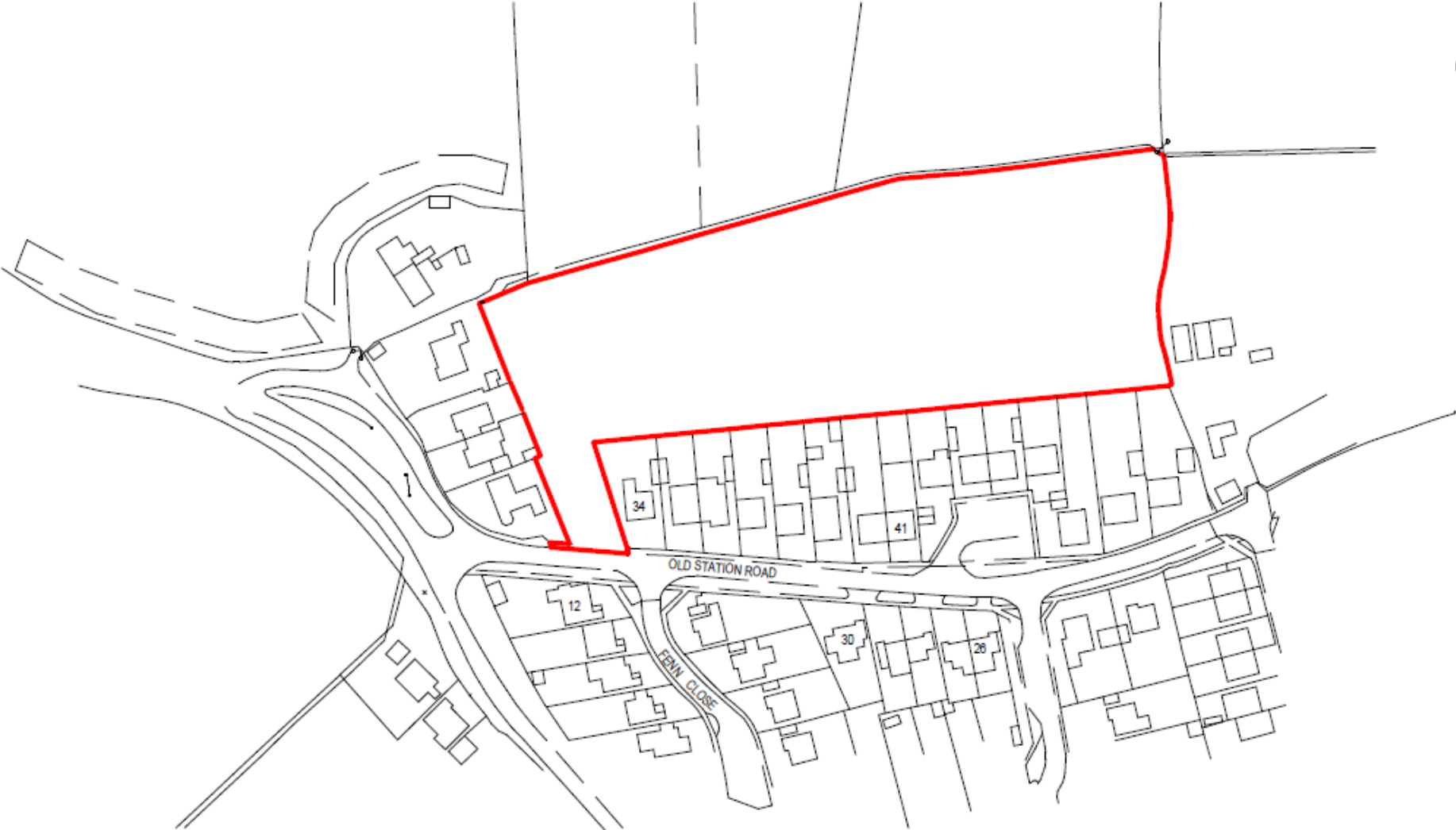
DC/20/5224/FUL

Full planning application for 21 residential units (Use Class C3), associated car parking, public open space, landscaping and ancillary works.

Land Rear Of 34-48 Old Station Road ,  
Halesworth, Suffolk, IP19 8JJ



# Site Location Plan



# Aerial Photo

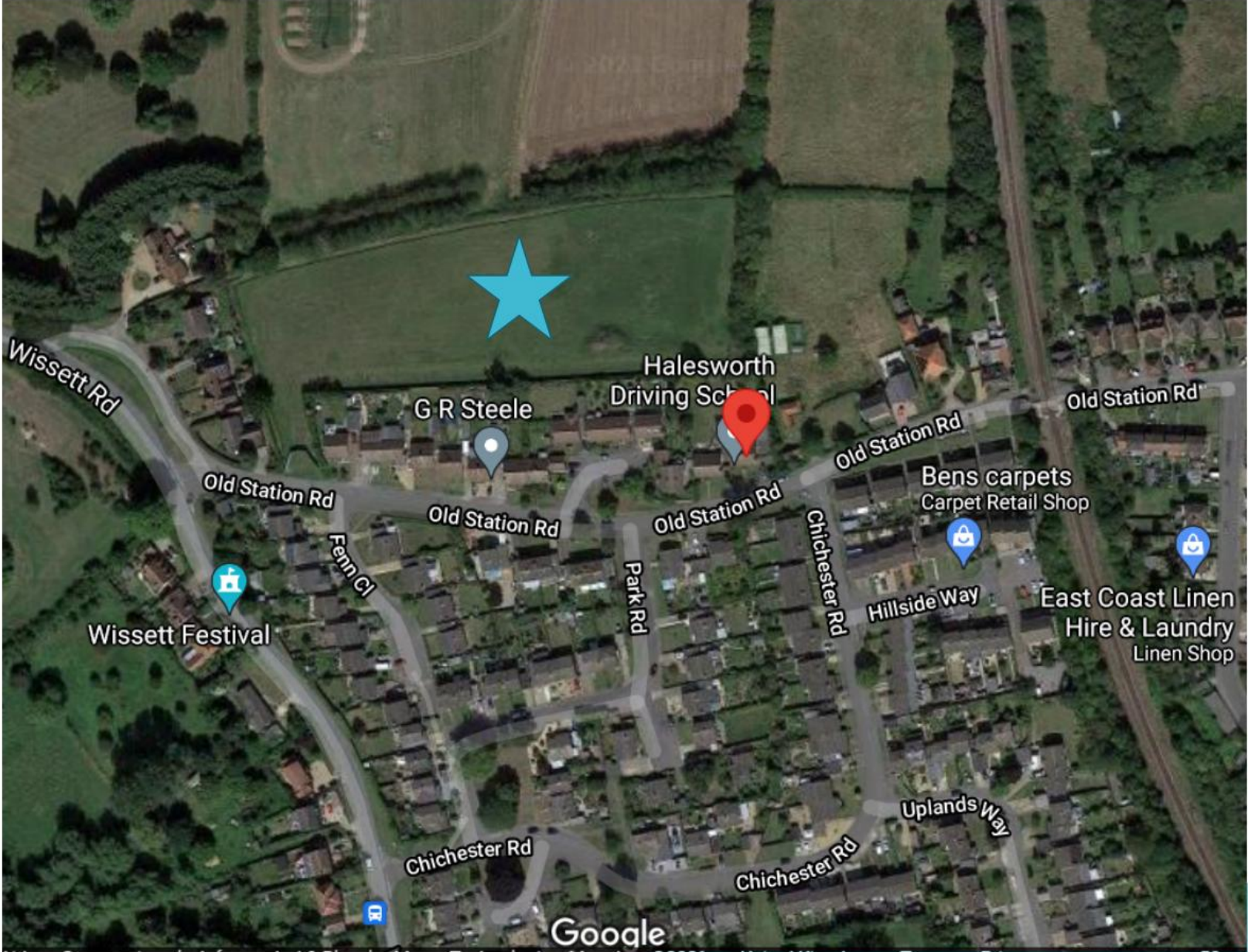
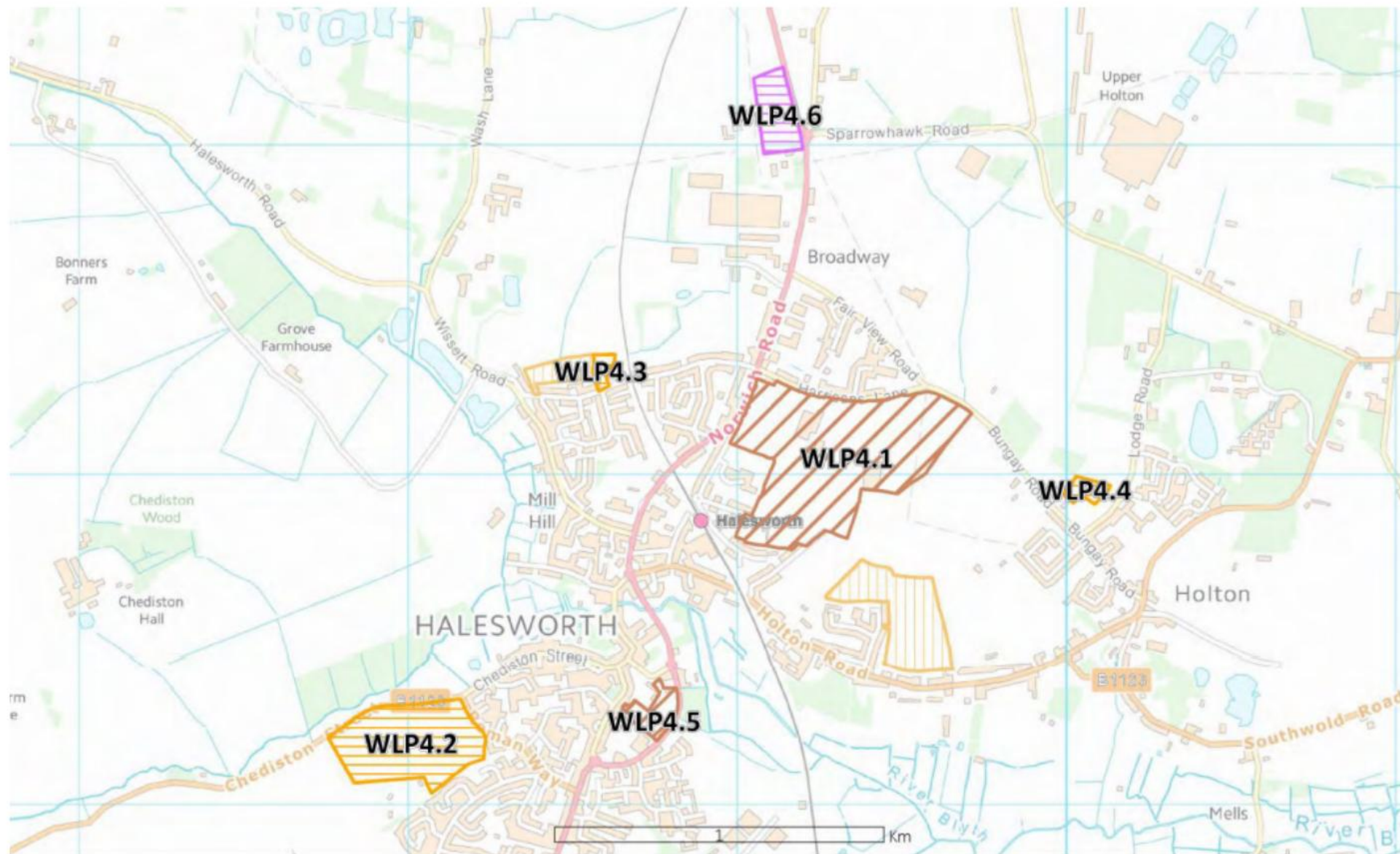


Figure 14 - Strategic site allocations in Halesworth and Holton



- |  |   |
|--|---|
|  Housing Allocation    |  Mixed Use Allocation            |
|  Employment Allocation |  Planning Permission for Housing |

# Proposed Layout Plan



## LEGEND

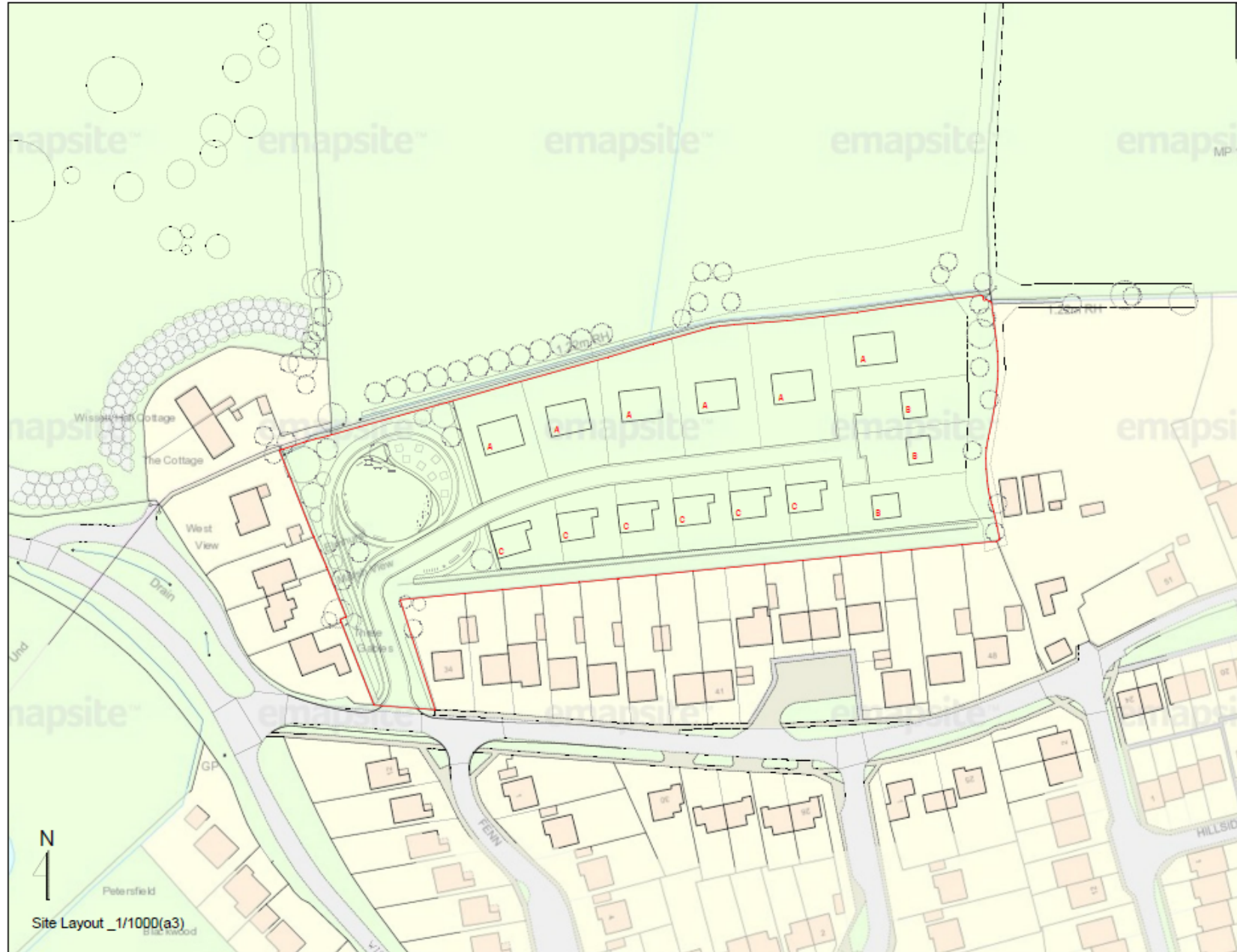
- PLOT 1  
3 BEDROOM BUNGALOW
- PLOT 2  
3 BEDROOM BUNGALOW (15.5m x 11)
- PLOT 3  
2 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 4  
3 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 5  
2 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 6  
3 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 7  
3 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 8  
3 BEDROOM BUNGALOW (10.5m x 11)
- PLOT 9  
4 BEDROOM HOUSE (11.5m x 8)
- PLOT 10  
4 BEDROOM HOUSE (15.5m x 8)
- PLOT 11  
4 BEDROOM HOUSE (15.5m x 8)
- PLOT 12  
4 BEDROOM HOUSE (11.5m x 8)
- PLOT 13  
4 BEDROOM HOUSE (11.5m x 8)
- PLOT 14  
4 BEDROOM HOUSE (15.5m x 8)
- PLOT 15  
4 BEDROOM HOUSE (15.5m x 8)
- PLOT 16  
4 BEDROOM HOUSE (11.5m x 8)
- PLOT 17  
3 BEDROOM HOUSE
- PLOT 18  
3 BEDROOM HOUSE
- PLOT 19  
2 BEDROOM HOUSE
- PLOT 20  
2 BEDROOM HOUSE
- PLOT 21  
2 BEDROOM HOUSE

- KEY**
- AFFORDABLE HOUSING
  - PRIVATE HOUSING
  - PV PANEL LOCATION

**NOTE -**  
Plots 1-8 of the development will be designed to meet the requirements of M(4)2 of Part M of the Building regulations

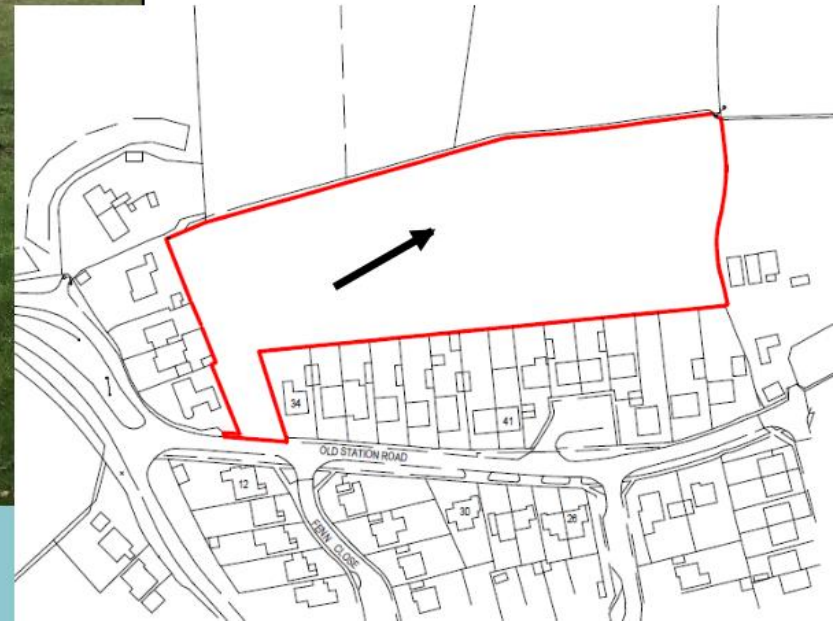


# Approved Layout Plan Ref: DC/15/3221/OUT



2 Dec 2020 at 13:00:58  
34 Old Station Road  
Halesworth  
England  
IP19 8JL  
United Kingdom

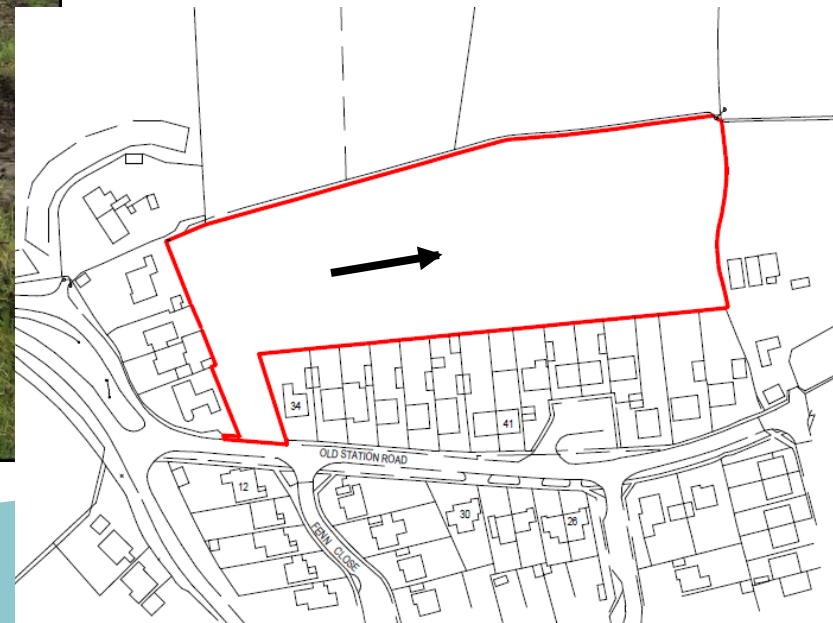
**Photo within  
application site –  
Looking North East**



2 Dec 2020 at 13:03:42  
39 Old Station Road  
Halesworth  
England  
IP19 8JU  
United Kingdom



**Photo within application site – Looking East**







Nov 27, 2020, 14:11

Photo within application site –  
Looking West

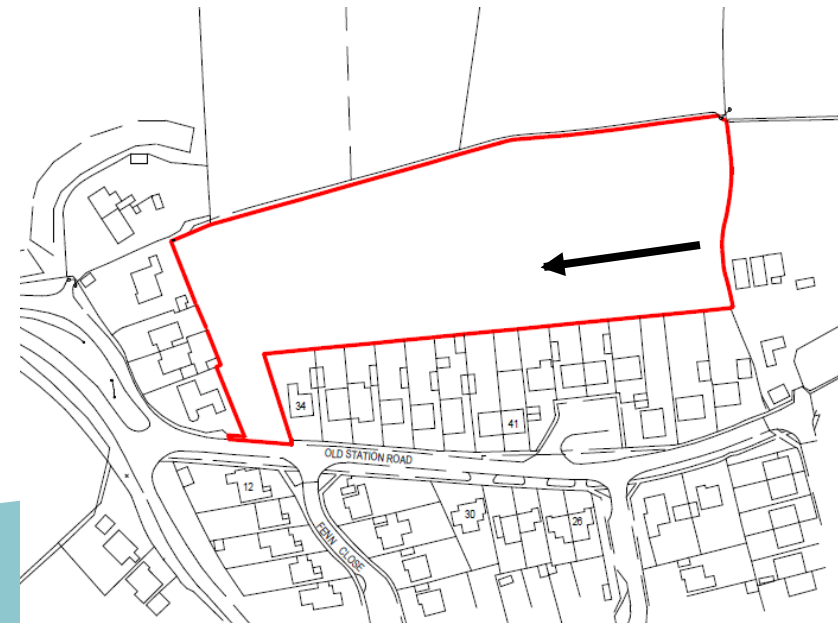


Photo within application site –  
Looking North from the  
access

















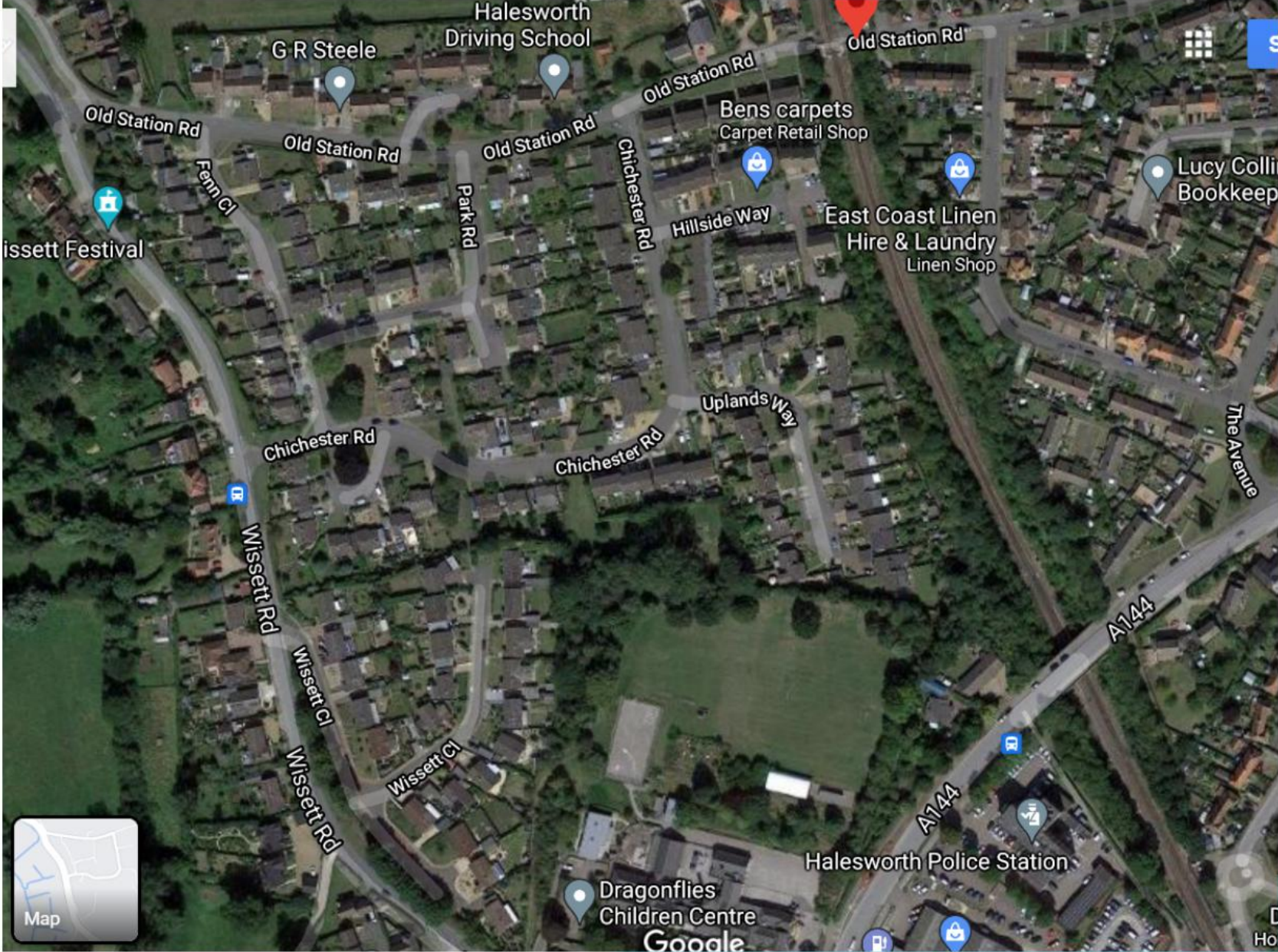




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# Footway links




# Layout Plan



## LEGEND

- PLOT 1  
2 BEDROOM BUNGALOW
- PLOT 2  
3 BEDROOM BUNGALOW (15.5m x 11)
- PLOT 3  
2 BEDROOM BUNGALOW (15.5m x 11)
- PLOT 4  
3 BEDROOM BUNGALOW (10.8m x 11)
- PLOT 5  
2 BEDROOM BUNGALOW (15.5m x 11)
- PLOT 6  
3 BEDROOM BUNGALOW (10.8m x 11)
- PLOT 7  
3 BEDROOM BUNGALOW (10.8m x 11)
- PLOT 8  
3 BEDROOM BUNGALOW (10.8m x 11)
- PLOT 9  
4 BEDROOM HOUSE (11.8m x 8)
- PLOT 10  
4 BEDROOM HOUSE (15.7m x 8)
- PLOT 11  
4 BEDROOM HOUSE (15.7m x 8)
- PLOT 12  
4 BEDROOM HOUSE (11.8m x 8)
- PLOT 13  
4 BEDROOM HOUSE (11.8m x 8)
- PLOT 14  
4 BEDROOM HOUSE (15.7m x 8)
- PLOT 15  
4 BEDROOM HOUSE (15.7m x 8)
- PLOT 16  
4 BEDROOM HOUSE (11.8m x 8)
- PLOT 17  
3 BEDROOM HOUSE
- PLOT 18  
3 BEDROOM HOUSE
- PLOT 19  
2 BEDROOM HOUSE
- PLOT 20  
2 BEDROOM HOUSE
- PLOT 21  
2 BEDROOM HOUSE

## KEY

- AFFORDABLE HOUSING
- PRIVATE HOUSING
-  PV PANEL ALLOCATION

## NOTE -

Plots 1-8 of the development will be designed to meet the requirements of M(4)2 of Part M of the Building regulations



# Proposed Street scene



STREET SCENE 'A'



STREET SCENE 'B'

**DEVELOPMENT MATERIAL PALETTE**

- 1) Selected paniles / plainfiles
- 2) Black coloured uPVC fascias and barge boards
- 3) Red facing multi brickwork
- 4) Antique White K-Rend (render)
- 4) Fawn & Grey coloured uPVC windows and doors
- 6) Re-consituled stone cill & header detail
- 7) Rubbed brick arches & soldier course
- 8) Black uPVC guttering and downpipes



**FRONT ELEVATION**  
PLOT 8



**FRONT ELEVATION**  
PLOT 6



**FLOOR PLAN**



**SIDE**



**SIDE**

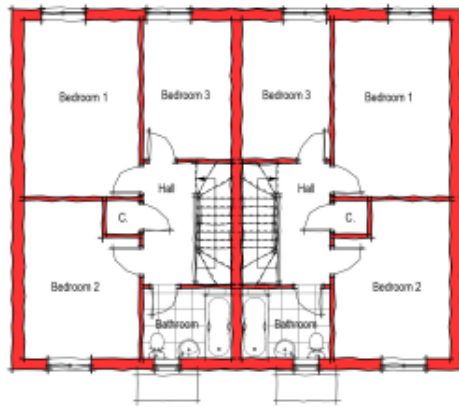


**REAR**

# PLANNING | DWELLING DESIGN

## DEVELOPMENT MATERIAL PALETTE

- 1) Selected paniles / plain tiles
- 2) Black coloured uPVC fascias and barge boards
- 3) Red facing multi brickwork
- 4) Antique White K-Rend (render)
- 5) Cream & Grey coloured uPVC windows and doors
- 6) Re-consituted stone sill & header detail
- 7) Rubbed brick arches & soldier course
- 8) Black uPVC guttering and downpipes



FRONT ELEVATION



SIDE



REAR



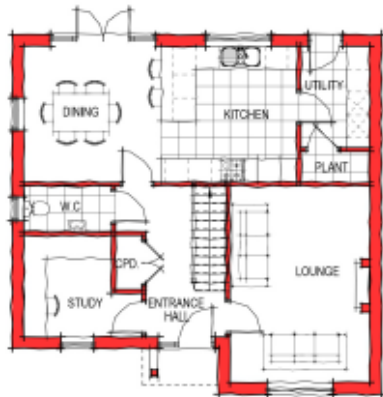
SIDE

# PLANNING | DWELLING DESIGN



FIRST FLOOR PLAN

GROUND FLOOR PLAN



FRONT ELEVATION  
PLOTS 10 & 15



FRONT ELEVATION  
PLOTS 11 (H) & 14

**DEVELOPMENT MATERIAL PALETTE**

- 1) Selected paniles / plainities
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- 5) Cream & Grey coloured uPVC windows and doors
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- 7) Rubbed brick arches & soldier course
- 8) Black uPVC guttering and downpipes



SIDE




REAR



SIDE



## Material Planning Considerations and Key Issues

- Planning history
  - Principle of development
  - Increase in numbers of properties/density
  - Housing mix
  - Drainage/flood risk
  - Highways
  - Pedestrian network in the area
  - Design
  - Sustainability measures
  - Ecology
- 

# Recommendatio

**n Authority to Approve subject to completion of a S106 agreement and in accordance with the conditions as set out below, detailed on pages 110-115 of the report:**

- 1) Standard 3 year implementation period
- 2) Approved plans
- 3) Ecological mitigation
- 4) Surface water drainage strategy
- 5) Surface water drainage verification report
- 6) Details of materials
- 7) Completion of landscaping scheme
- 8) Details of infrastructure for Electric vehicle charging points
- 9) Construction Management Plan
- 10) Laying out of access
- 11) Crossing facility
- 12) Visibility splays
- 13) Provision of manoeuvring and parking areas
- 14) Cycle storage
- 15) Details of PV panels
- 16) Refuse and recycling
- 17) Carriageways to binder course level prior to occupation
- 18) Details of fire hydrants
- 19) Landscape Management Plan
- 20) Ecological enhancement strategy
- 21) Maintenance plan for private drive
- 22) Unexpected contamination
- 23) Details of Accessible dwellings