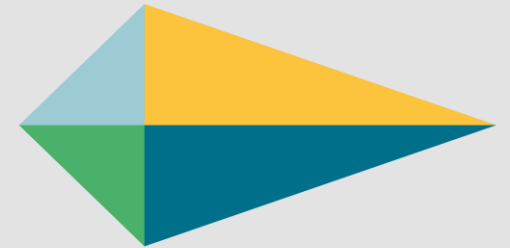


Item: 8

DC/24/0011/FUL

Installation of detached timber outbuilding
70 Firs Farm Cottages, The Warren, Snape, IP17 1NS



EASTSUFFOLK
COUNCIL

Reason for Committee

The application is being presented to Planning Committee for determination at the request of the Referral Panel held on the 20th February.

The application triggered the Planning Referral Process because the officer's recommendation to 'Approve' is contrary to the 'Objection' from the Snape Parish Council.

Snape Parish Council Comments

"We object to this proposal to site the timber outbuilding in front of the main residential building and adjacent to the Sailor's Path PROW. Given the size of the plot on which Firs Farm Cottages stand we feel it would be better located away from the footpath in order to preserve the visual amenity of the footpath and the surrounding area."

Ward Member(s)

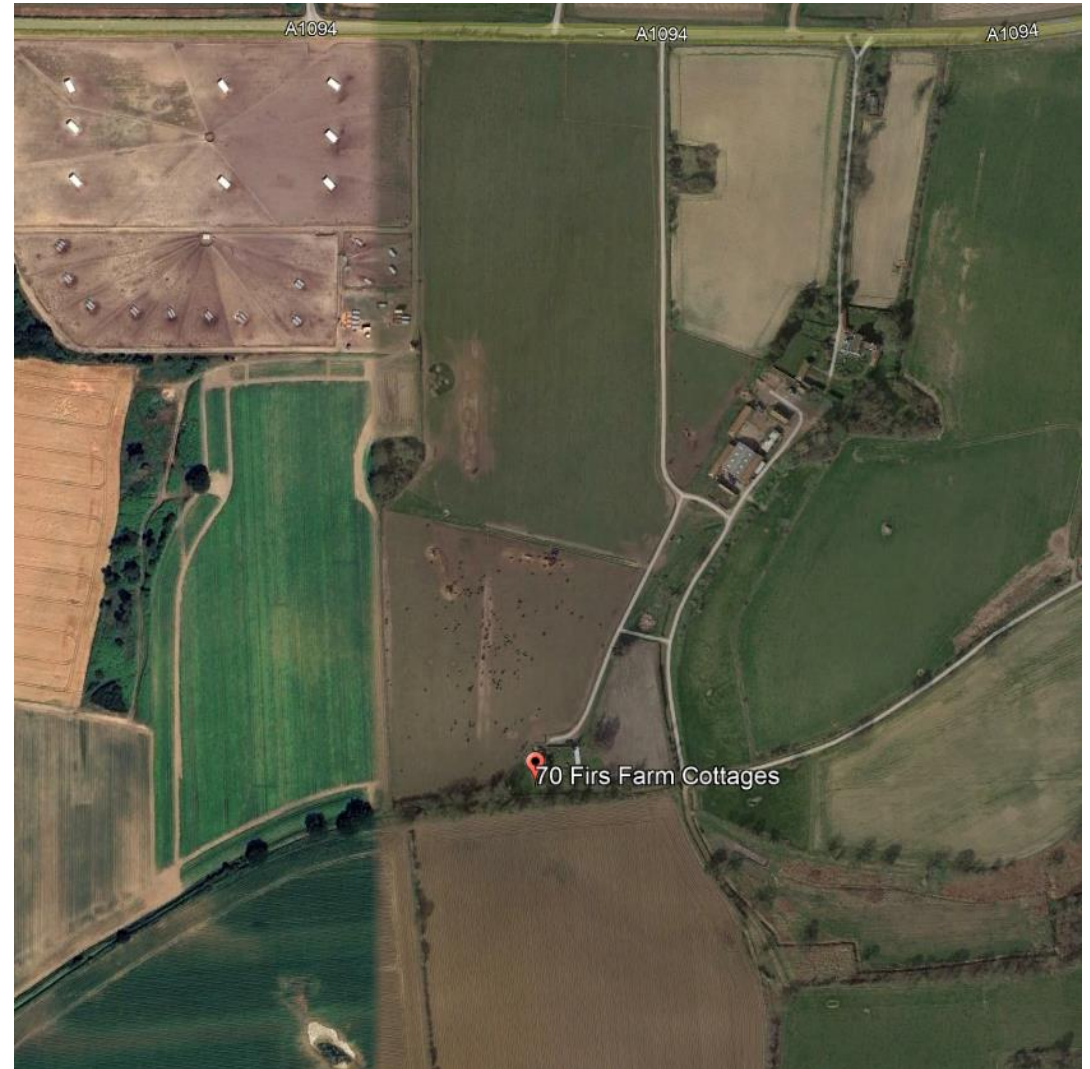
No comments received

Statutory Consultee

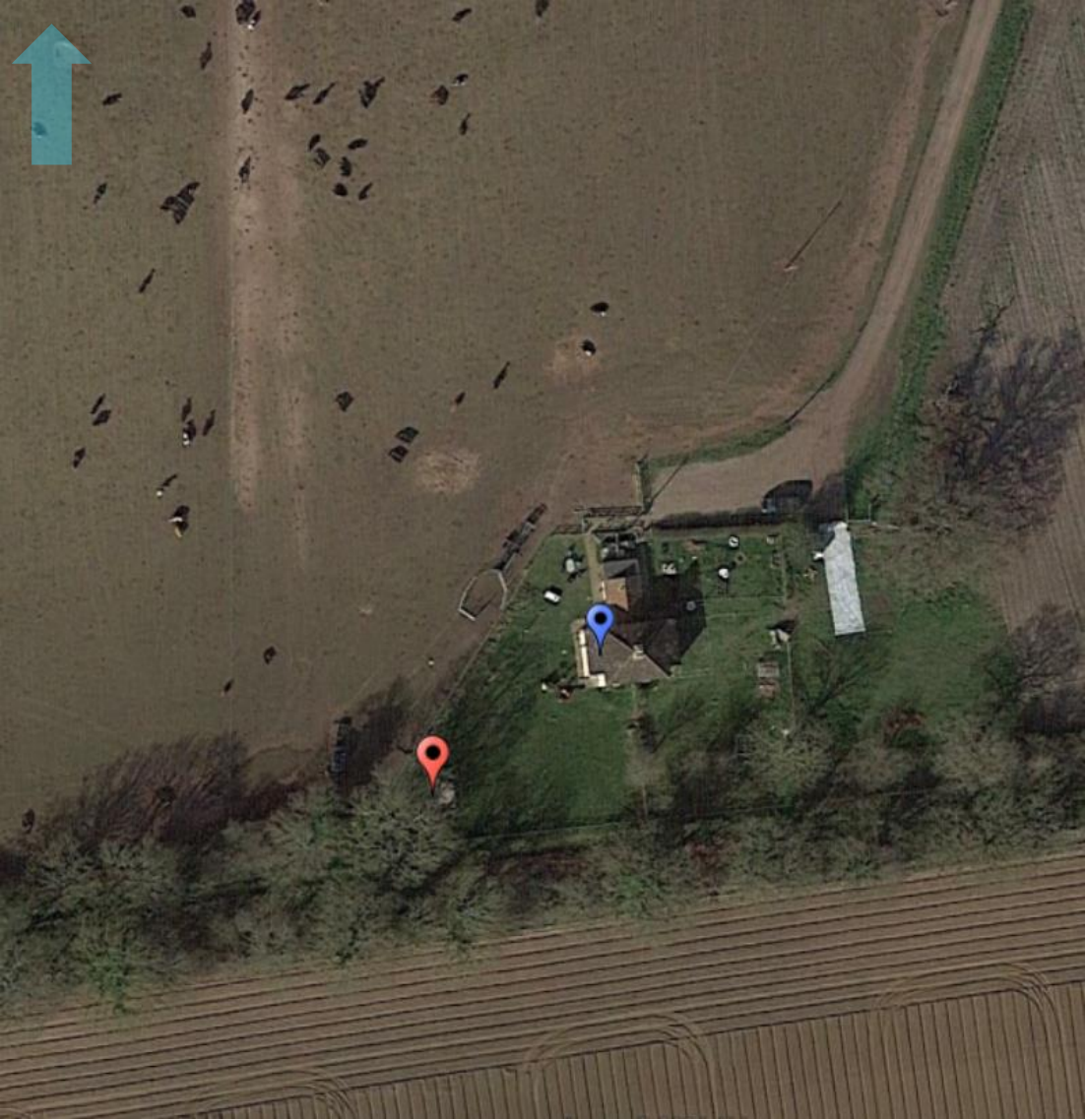
No Comments received



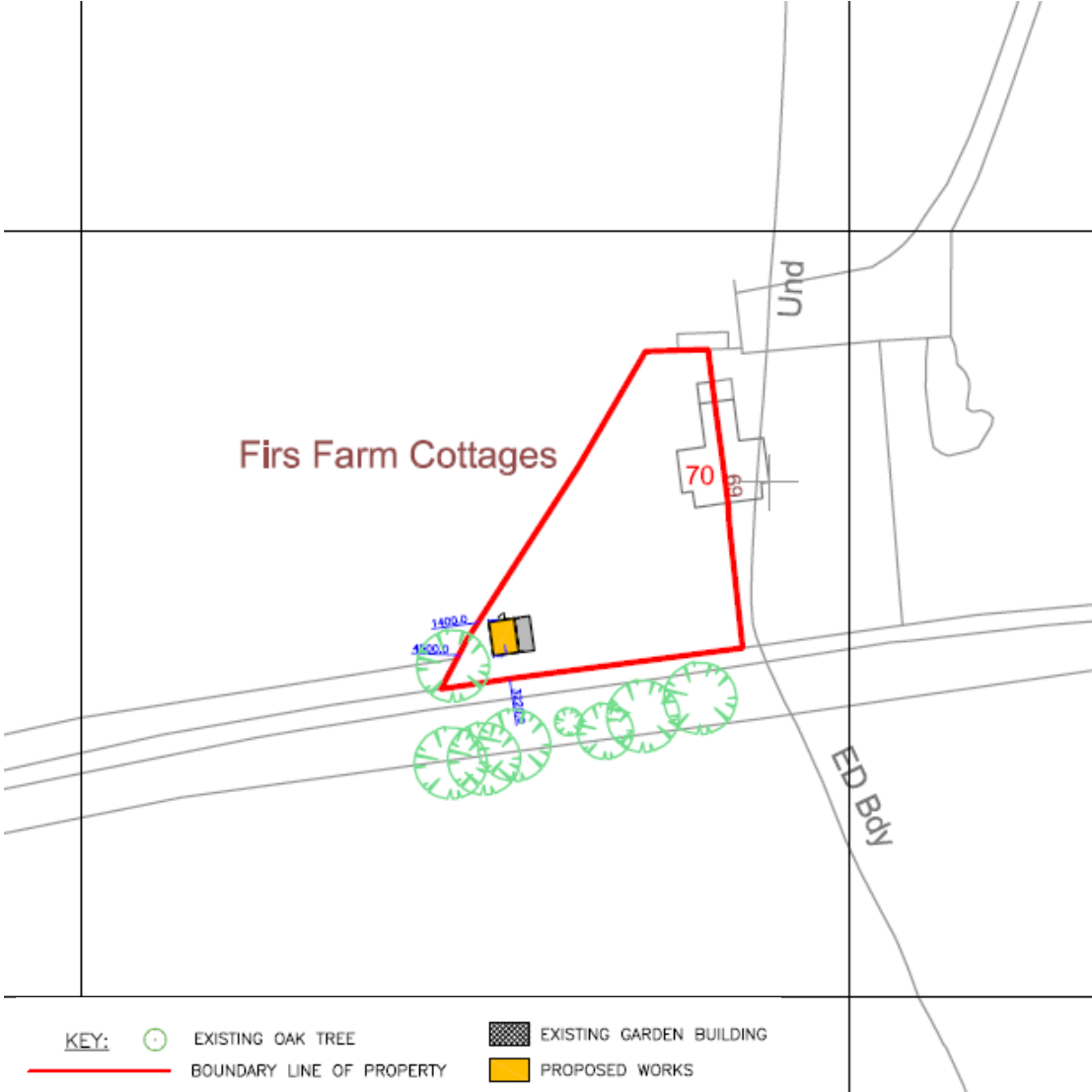
Site Location



Location of proposed outbuilding



 70 Firs Farm Cottages  Proposed outbuilding




Photographs

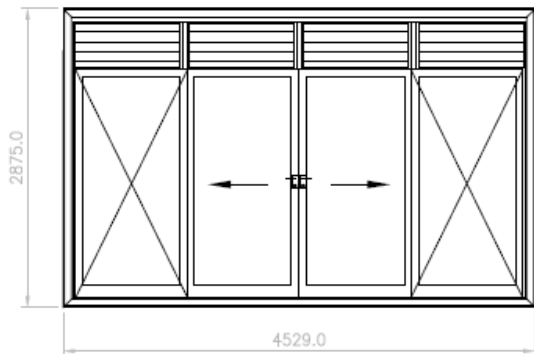


Photographs

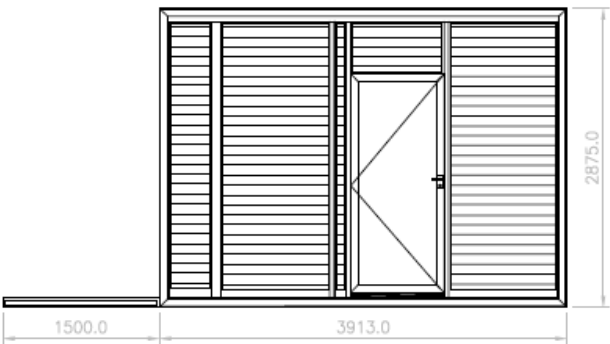


 Proposed outbuilding

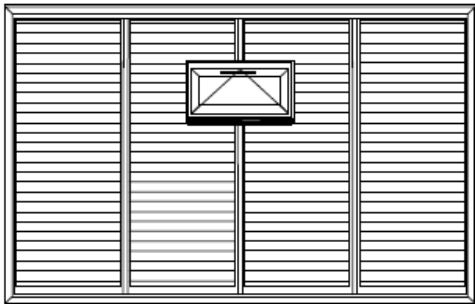
Proposed elevations



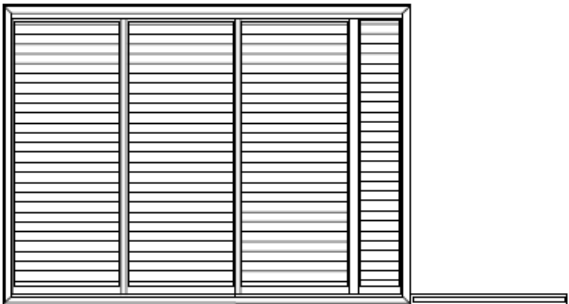
FRONT ELEVATION F-F
SCALE 1:50



SIDE ELEVATION R-R
SCALE 1:50



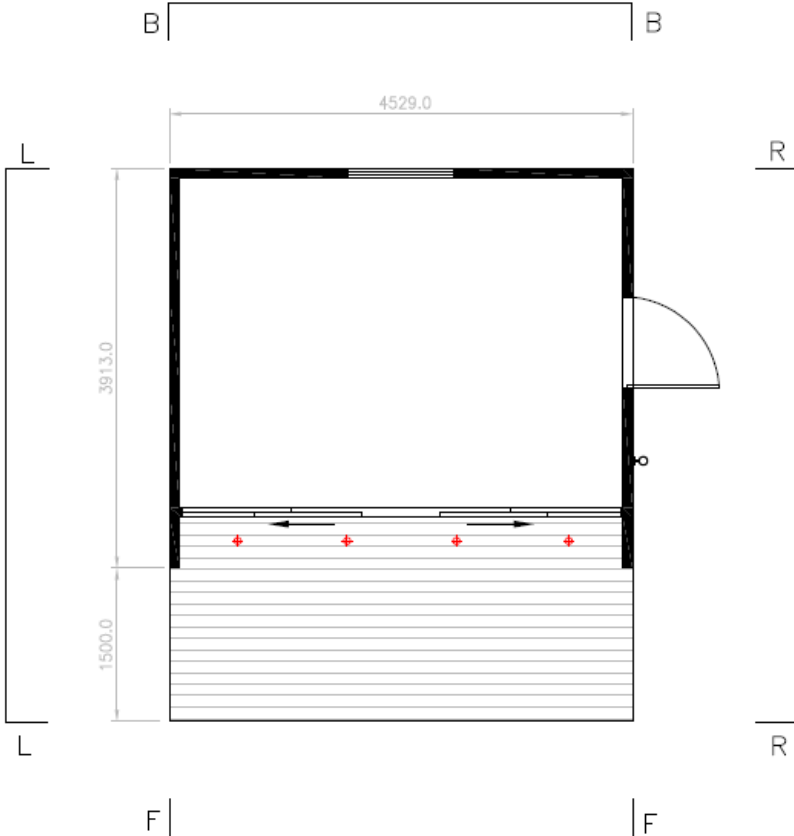
REAR ELEVATION B-B
SCALE 1:50



SIDE ELEVATION L-L
SCALE 1:50



Proposed floor plans



KEY:
⊗ Exterior Light

PLAN VIEW
SCALE 1:50
Metres 0 1 2 3 4

Computer Generated Image of proposed Outbuilding



Computer generated image of proposed garden room (not to scale)

Previously installed example:
for reference only and does not reflect the size of building in this application




Computer generated image:
to specification but not to scale



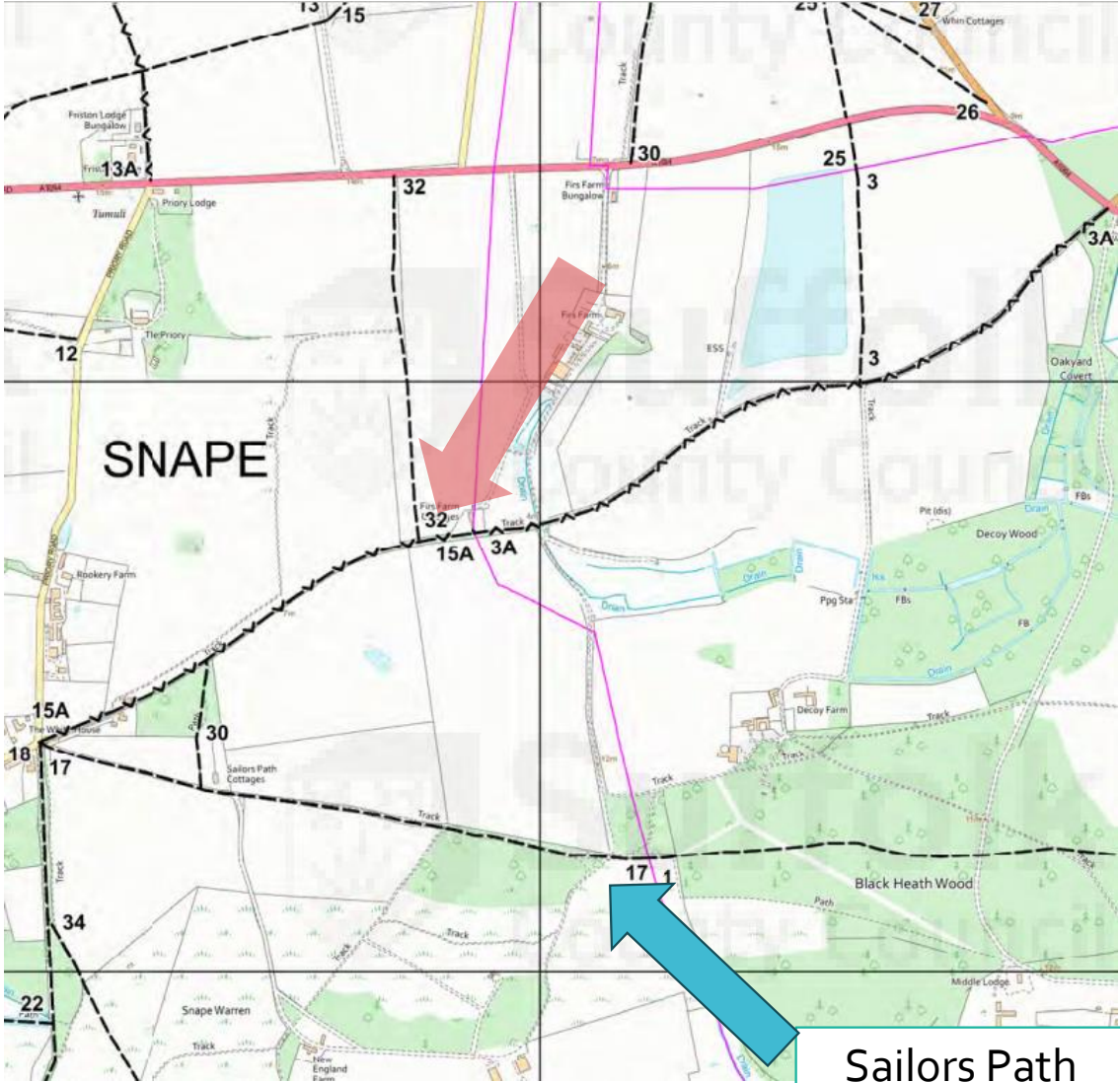
Garden Layout Plan




 Proposed outbuilding

Revised
Revised
Revised
Revised


Public Rights of Way



 Proposed outbuilding


Photographs approaching from the east



 Proposed outbuilding

Photographs approaching from the west




 Proposed outbuilding

Previous additions to the property



Planning permission granted 2021 under
DC/21/0386/FUL

Material Planning Considerations and Key Issues

- SCLP10.4 – Landscape Character
 - SCLP11.1 – Visual Amenity
 - SCLP11.2 – Residential Amenity
 - NPPF
- 

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Standard 3 Year Time limit**
 - **Plans**
 - **Materials**
 - **Within 3 months of commencement of development, satisfactory precise details of a hedge planting scheme shall be submitted to and approved in writing by the Local Planning Authority.**
 - **The extension to the existing concrete slab hereby permitted shall be fully lined to prevent leaching.**
 - **No external lighting shall be installed on the building hereby permitted unless submitted to and approved in writing by the local planning authority.**
- 