

Item 8

DC/23/2803/FUL

Demolition of dwelling and erection of Replacement Dwelling.

Gun Hill Cottage, South Green, Southwold, Suffolk,
IP18 6HF

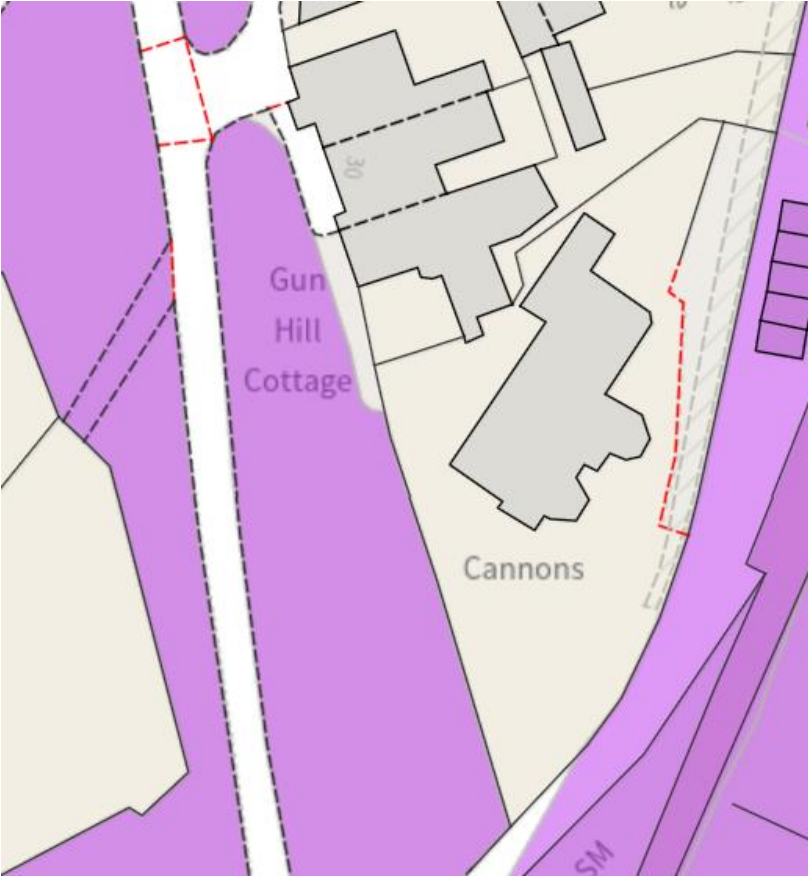


Site Location Plan/Aerial view

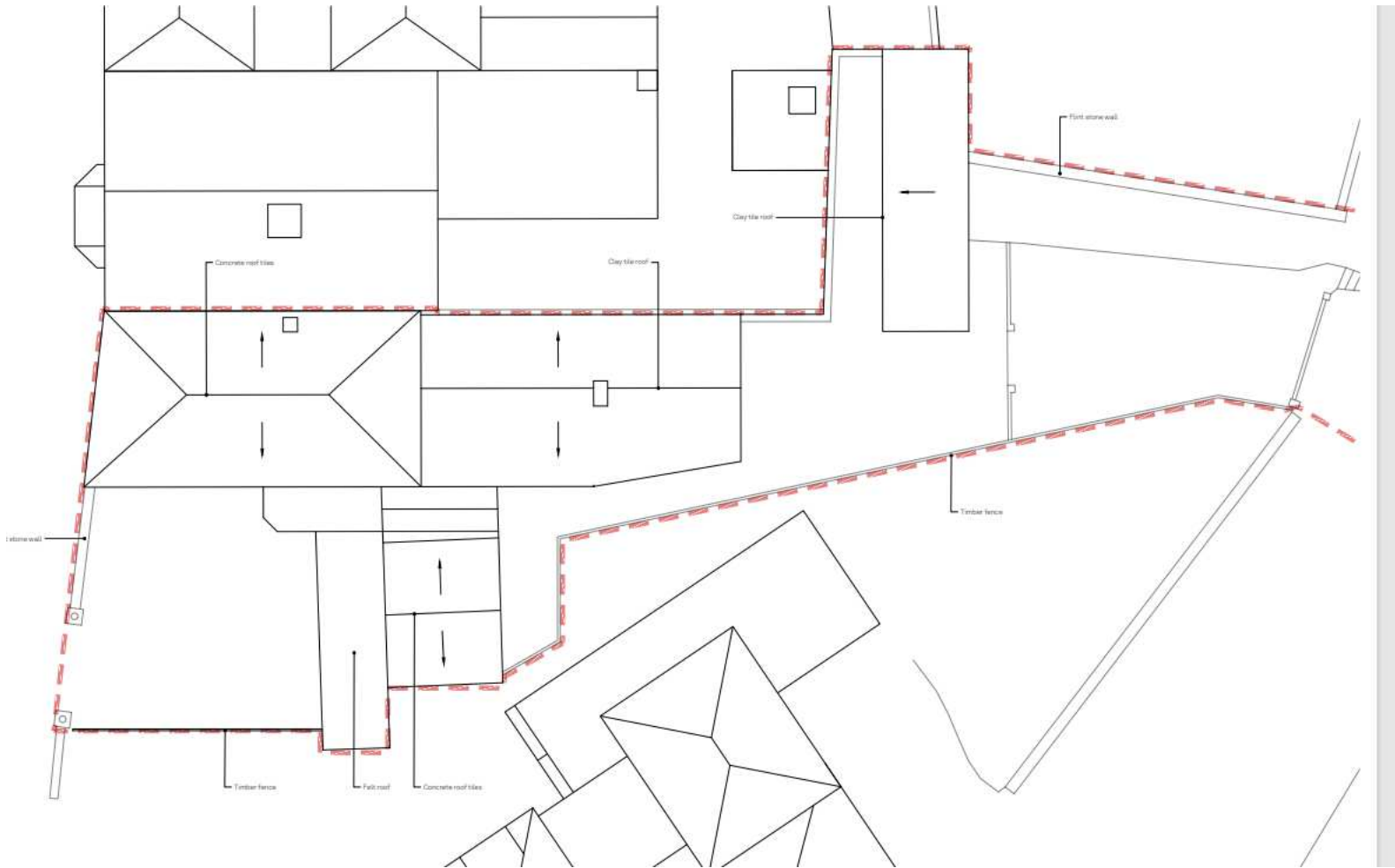




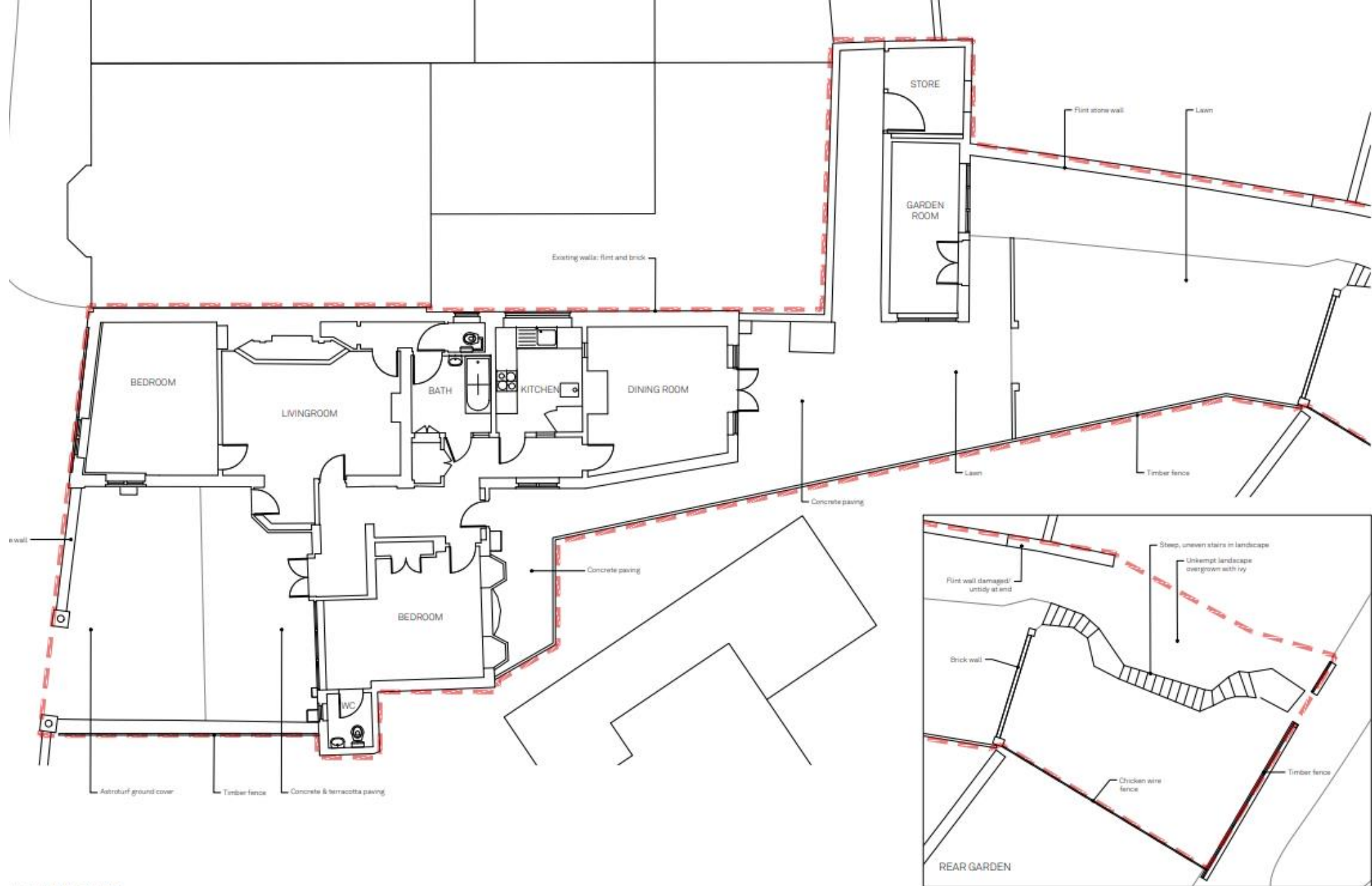
Village Green and ESC Land Ownership



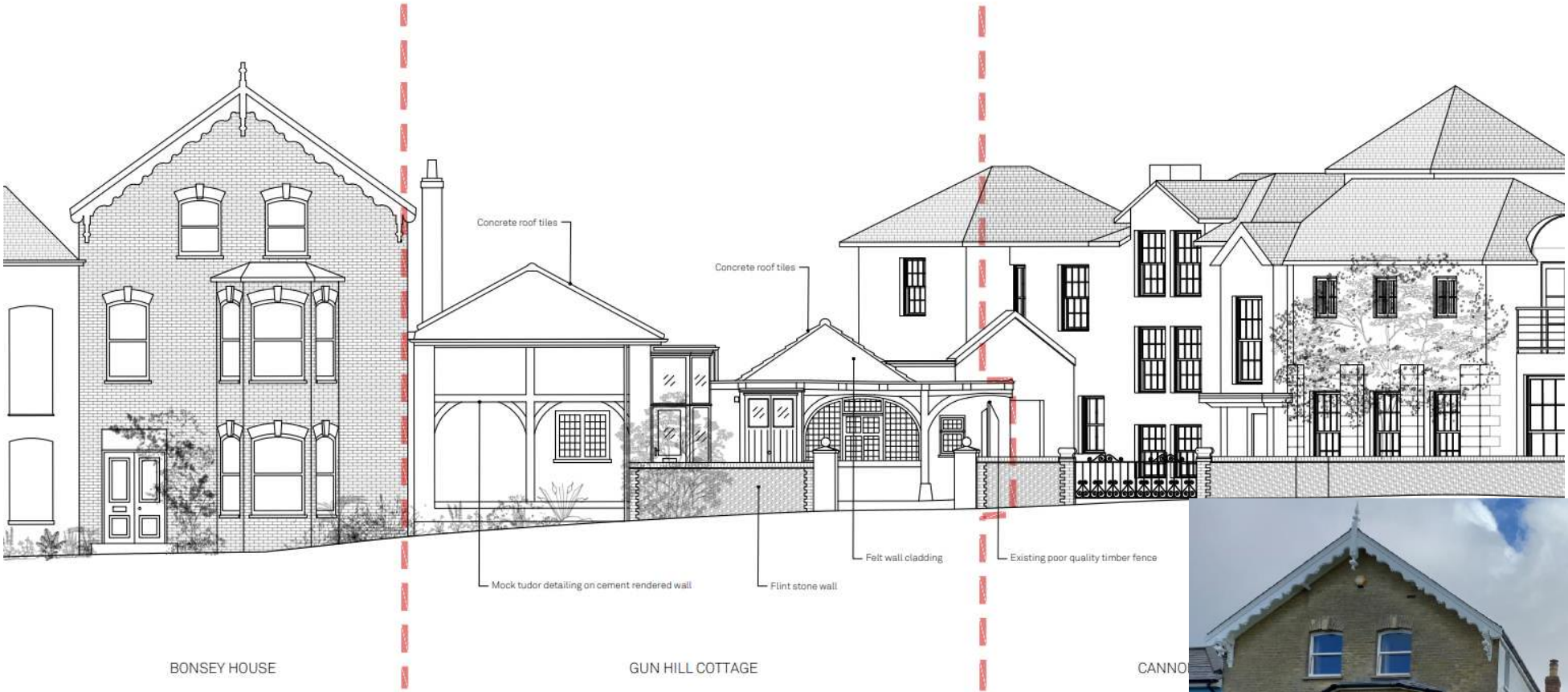
Existing Roof Plan



Existing Floor Plan



Existing West (front) Elevation



BONSEY HOUSE

GUN HILL COTTAGE

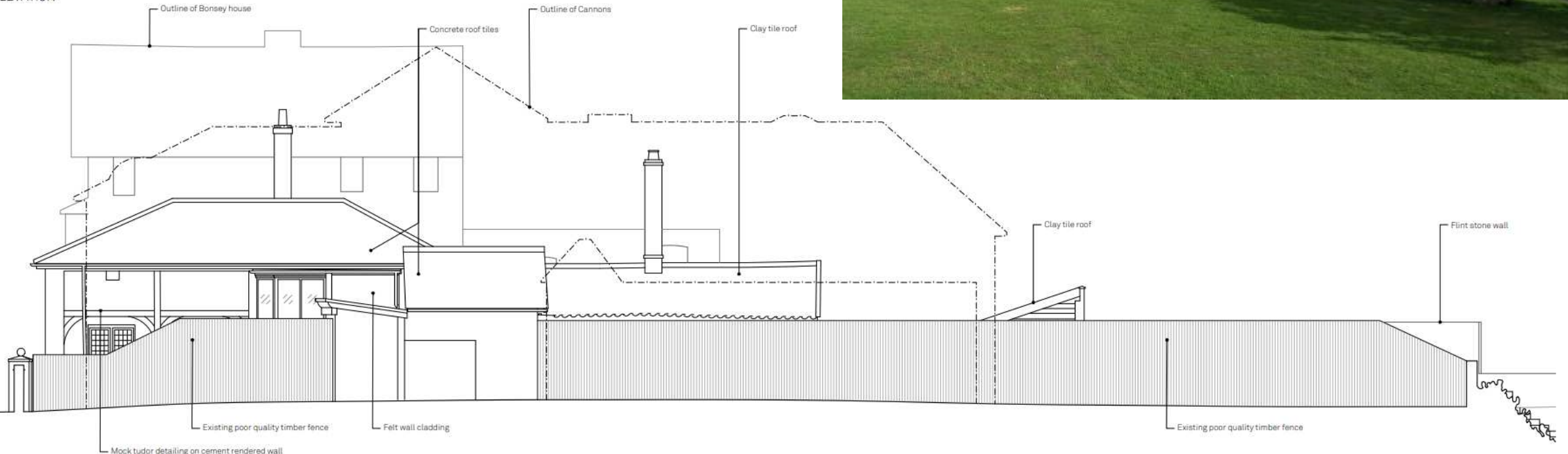
CANNO



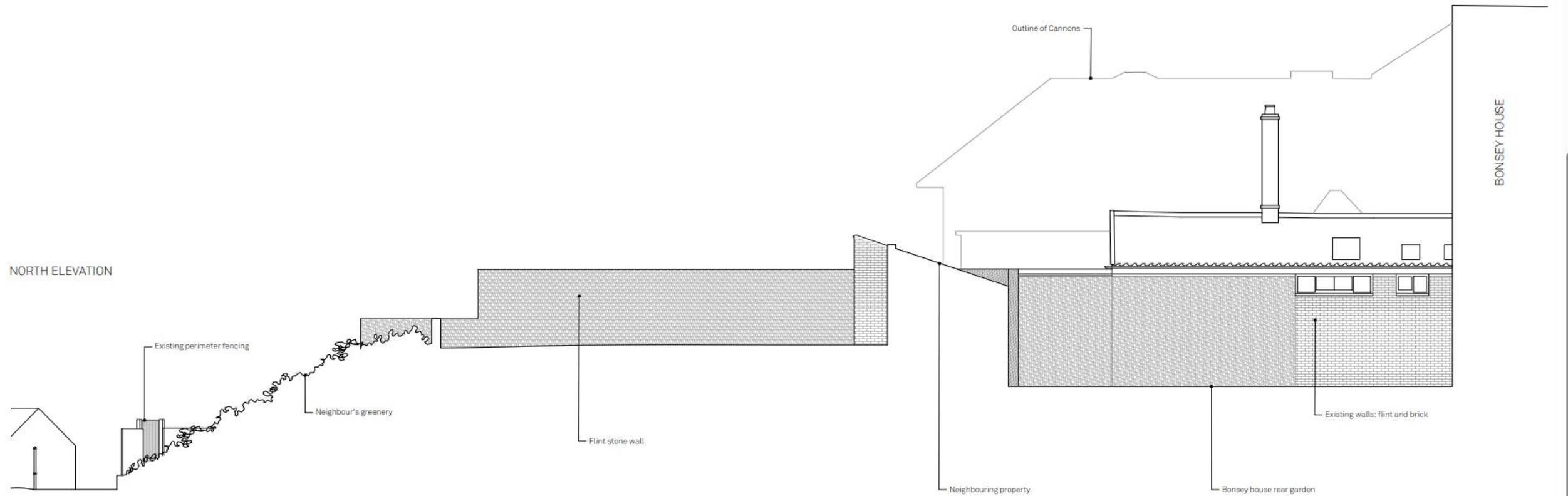
Existing South (side) Elevation



SOUTH ELEVATION



Existing North (side) Elevation

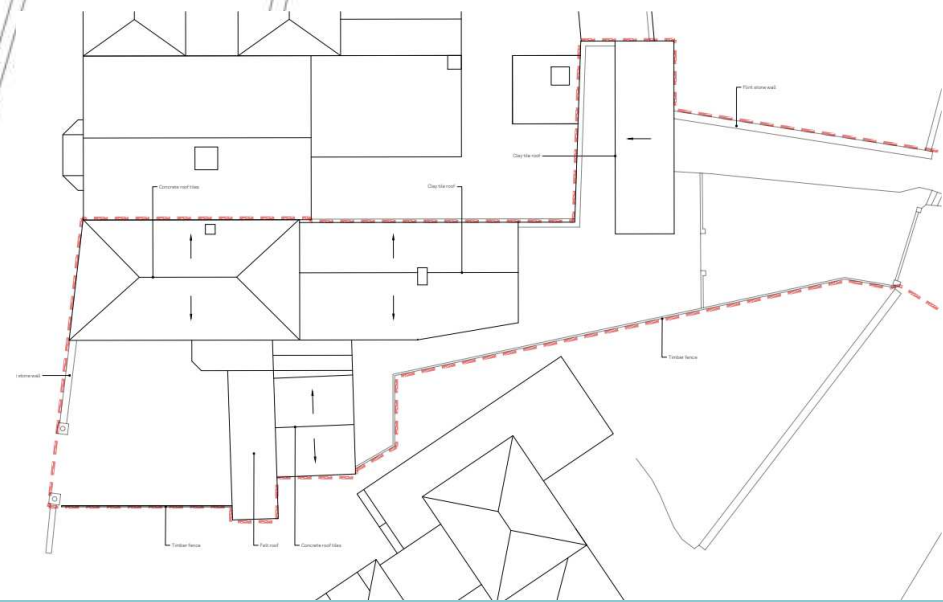


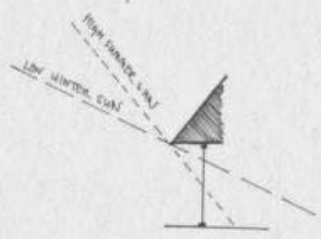
P1 07/07/23 MW/MMcK PLANNING
REV DATE DRAWN/CHK DESCRIPTION

Layout Plan - Proposed



Layout Plan - Existing





LOCAL WILDFLOWER AND SUCULENT GREEN ROOF IMPROVES OVERLOOK AND PROVIDED ADDITIONAL WILDLIFE HABITATS

REAR ROOF RAINWATER IS DIVERTED TO GREEN ROOF AND RAINWATER COLLECTION VAT IN REAR GARDEN

LOCAL WILDFLOWER MEADOW

COURTYARD PROVIDES NATURAL LIGHT INTO CENTRAL FLOOR PLAN



VIEWS TO SEA
ROOF OVERHANG

SOAKAWAY CAN IRRIGATE GARDEN LANDSCAPING BELOW

GARDEN WALL PROTECTS FROM STRONG SEA WINDS

INTEGRATED SHUTTERS FOR WEST FACING WINDOWS PREVENT OVERHEATING

FRONT ENTRANCE + INTERNAL CAR PARKING WITH ELECTRIC CHARGING POINT

DEEP SET GLAZING AND ROOF OVERHANGS PROVIDE SOLAR SHADING IN SUMMER AND PASSIVE HEATING IN WINTER

COVERED SIDE ENTRANCE WITH SPACE FOR RECYCLING AND BIKES. SIZED TO ACCOMMODATE VISITING VEHICLES

LOW BOUNDARY WALLS AND GARDEN GATE

MAIN ROOF RAINWATER IS DIVERTED TO GREEN ROOF, COURTYARD AND RAINWATER COLLECTION TANK IN FRONT GARDEN

VIEWS TO CANNALS & GREEN

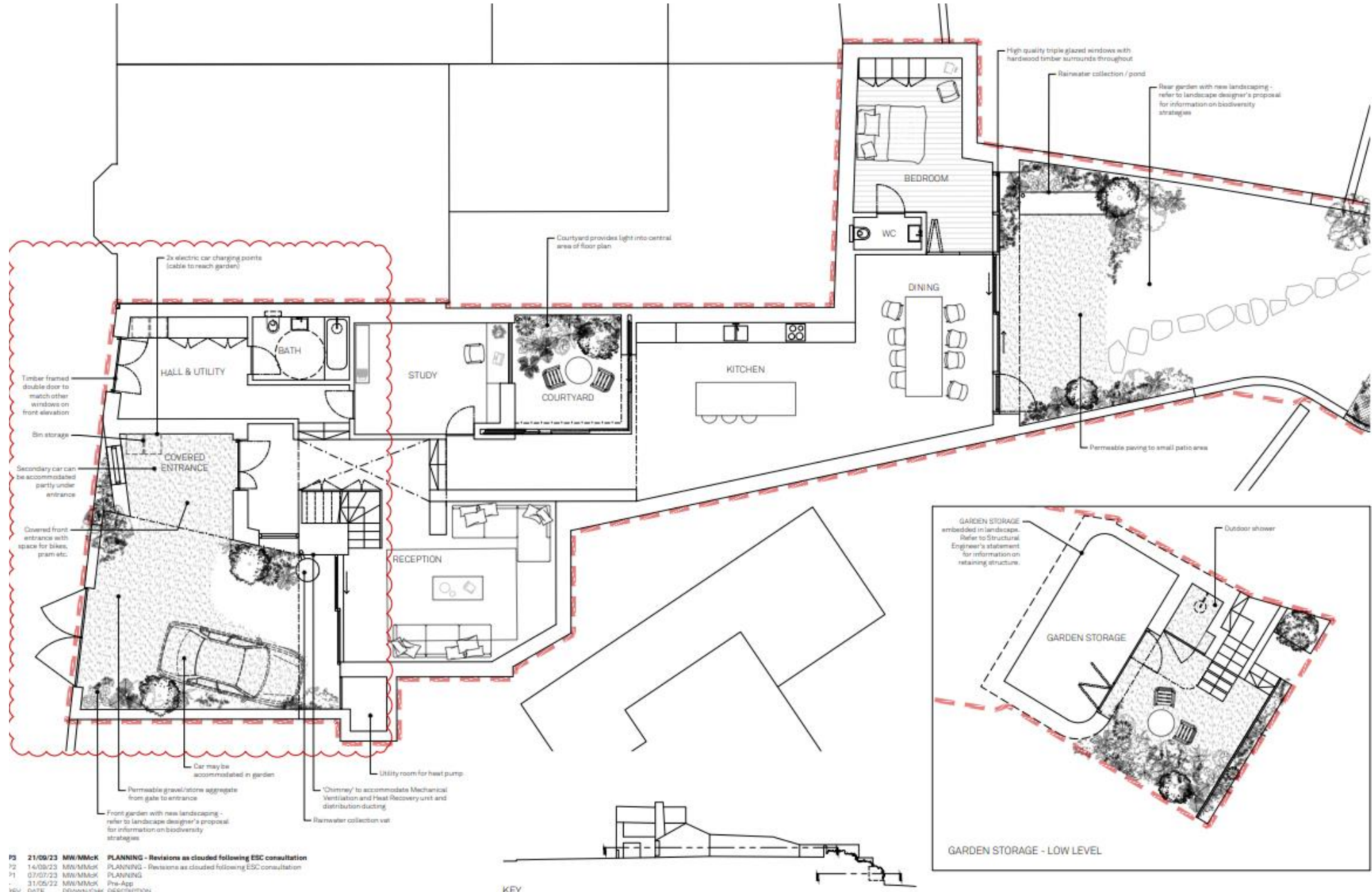
ABUNDANT GREENERY IN GARDEN PROVIDES SHADING, WIND SHELTER AND HABITATS FOR LOCAL WILDLIFE



Proposed Roof Plan



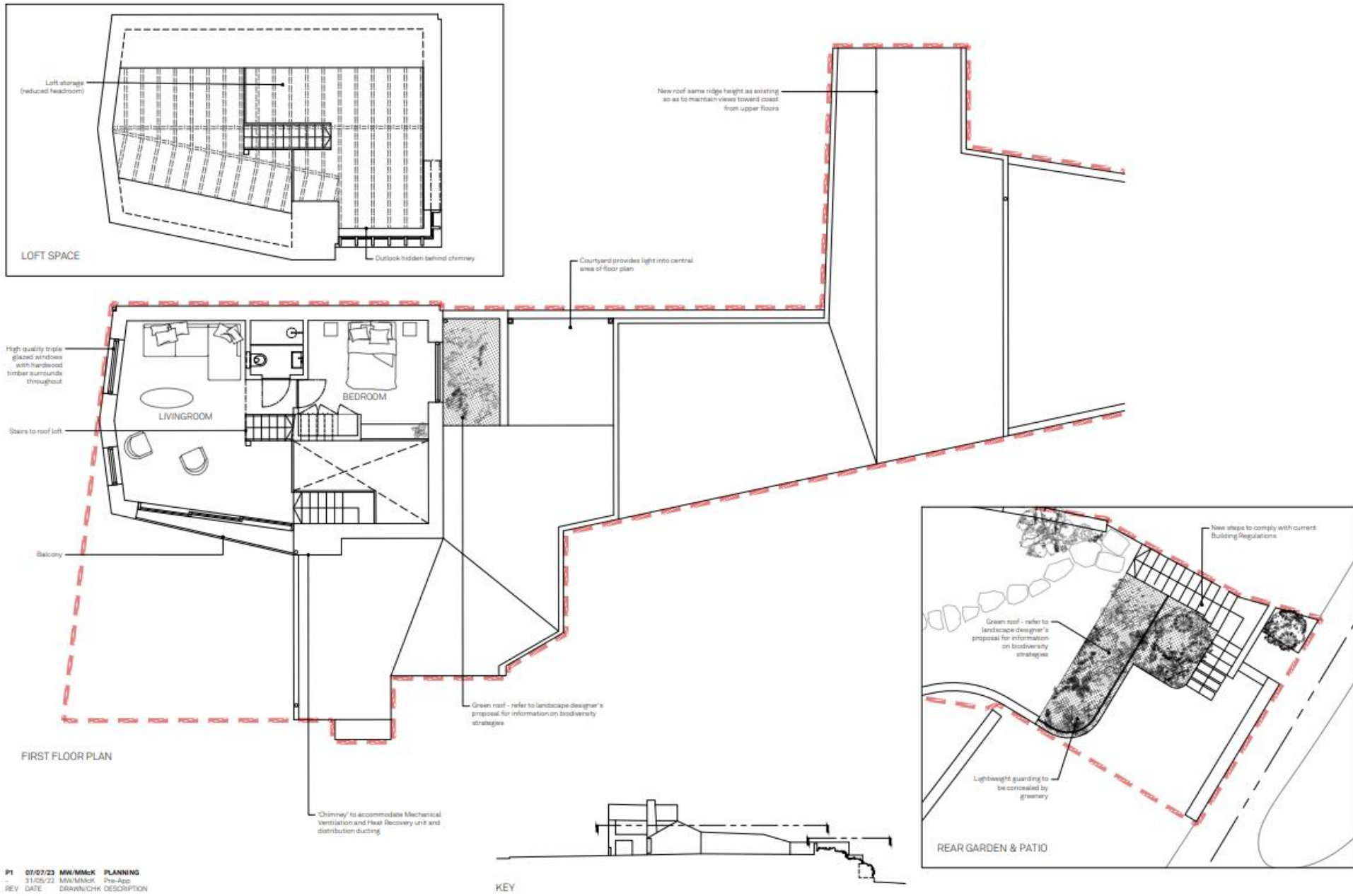
Proposed Ground Floor Plan/Parking layout



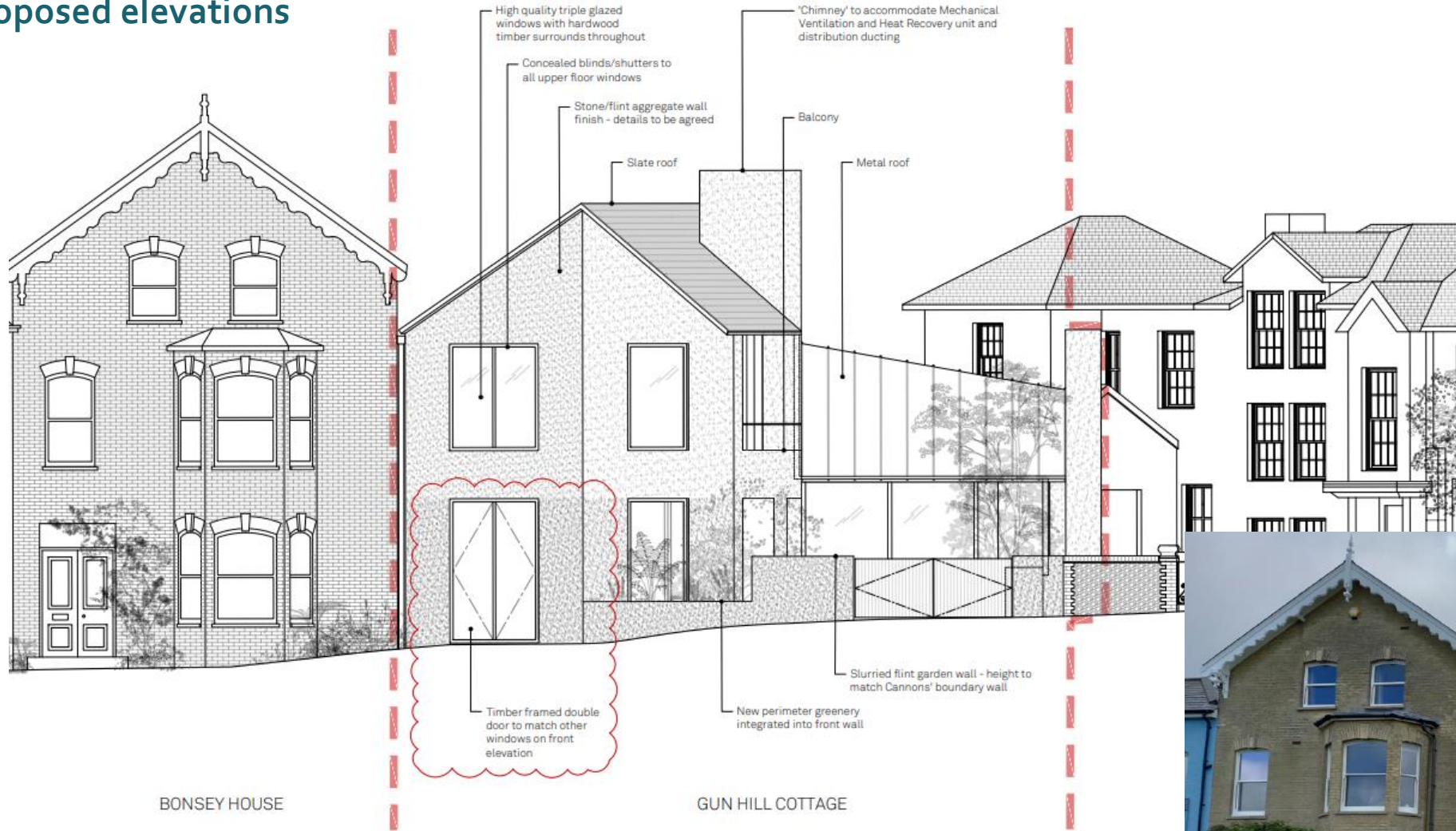
REV	DATE	BY	DESCRIPTION
P2	21/09/23	MW/MMcK	PLANNING - Revisions as clouded following ESC consultation
P1	14/08/23	MW/MMcK	PLANNING - Revisions as clouded following ESC consultation
	07/07/23	MW/MMcK	PLANNING
	31/05/22	MW/MMcK	Pre-App

KEY

Proposed First Floor Plan



Proposed elevations

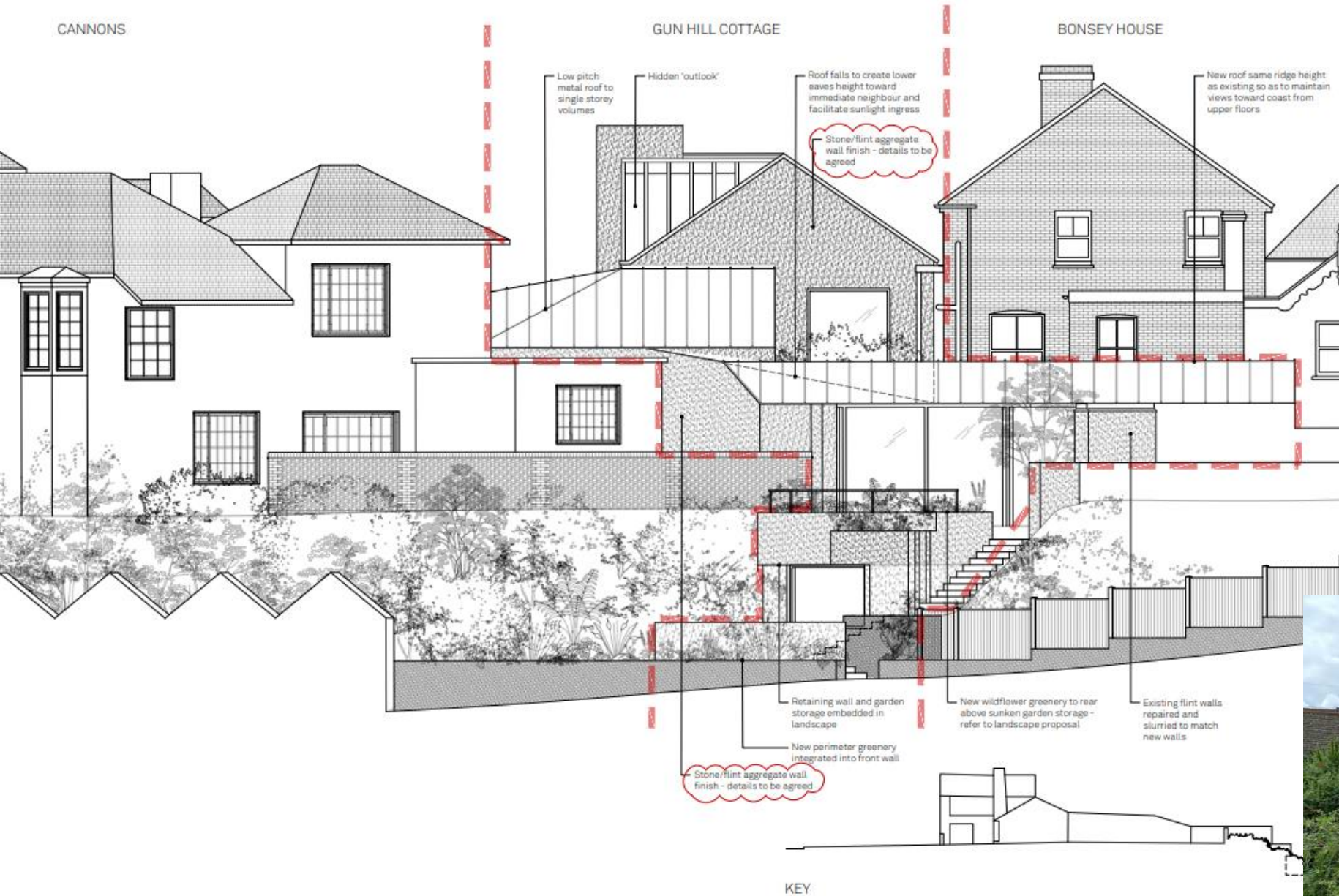


Proposed rear (east) elevation

CANNONS

GUN HILL COTTAGE

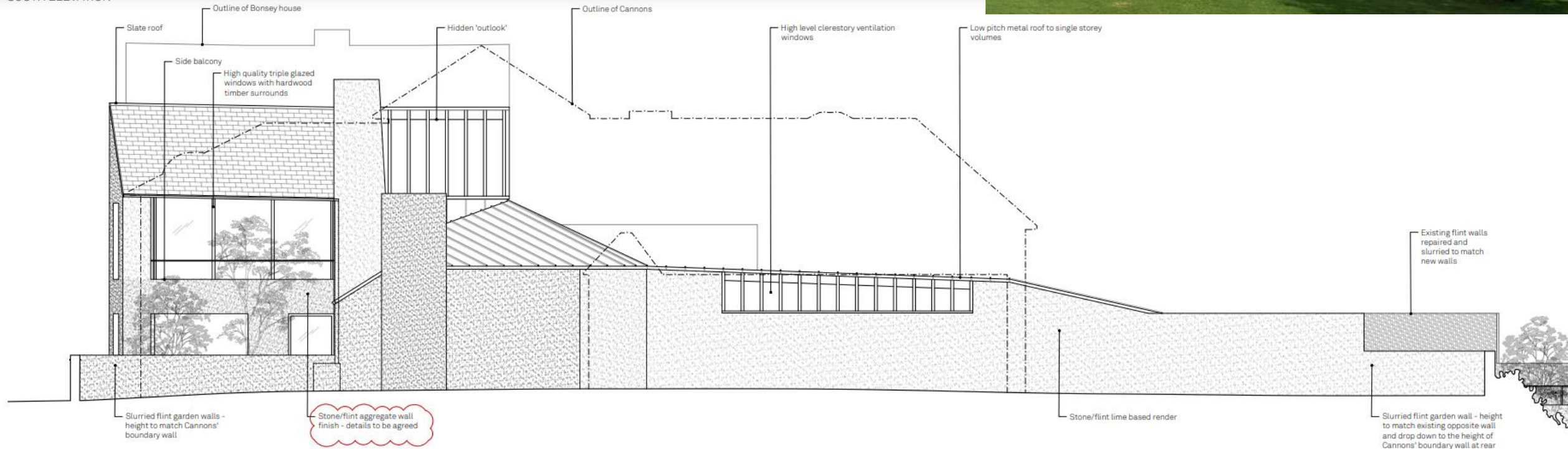
BONSEY HOUSE



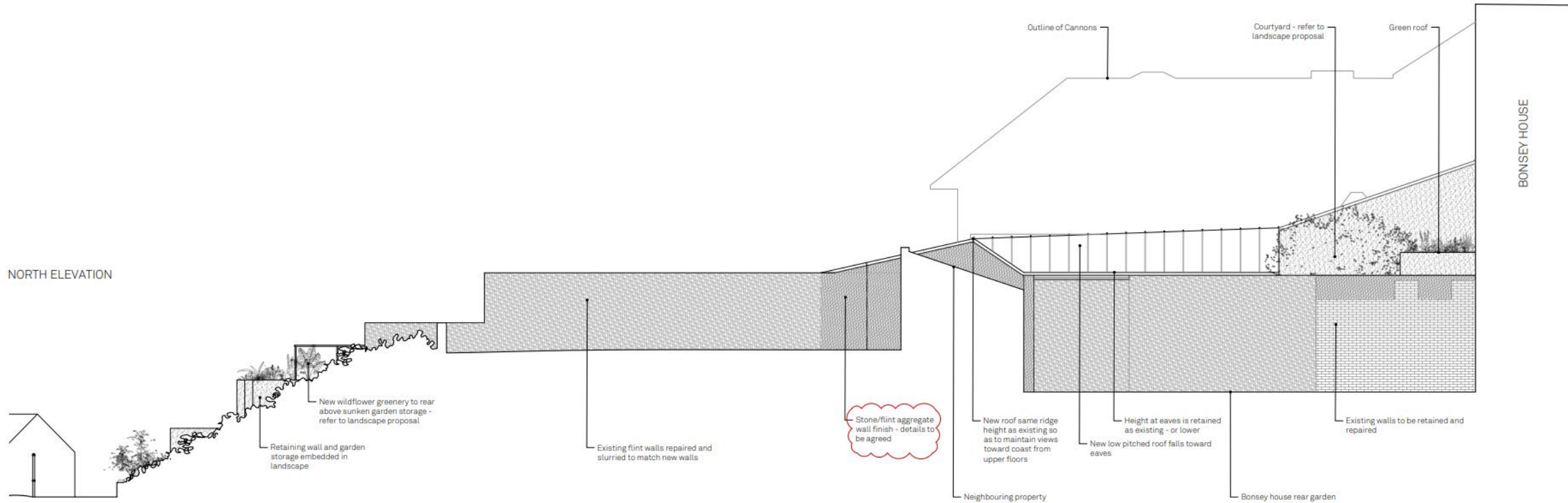
Proposed South (side) Elevation



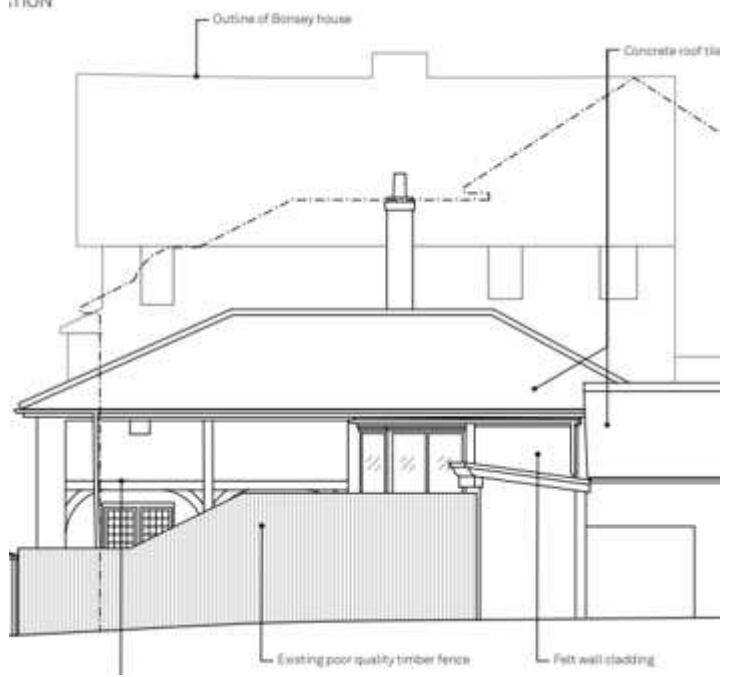
SOUTH ELEVATION



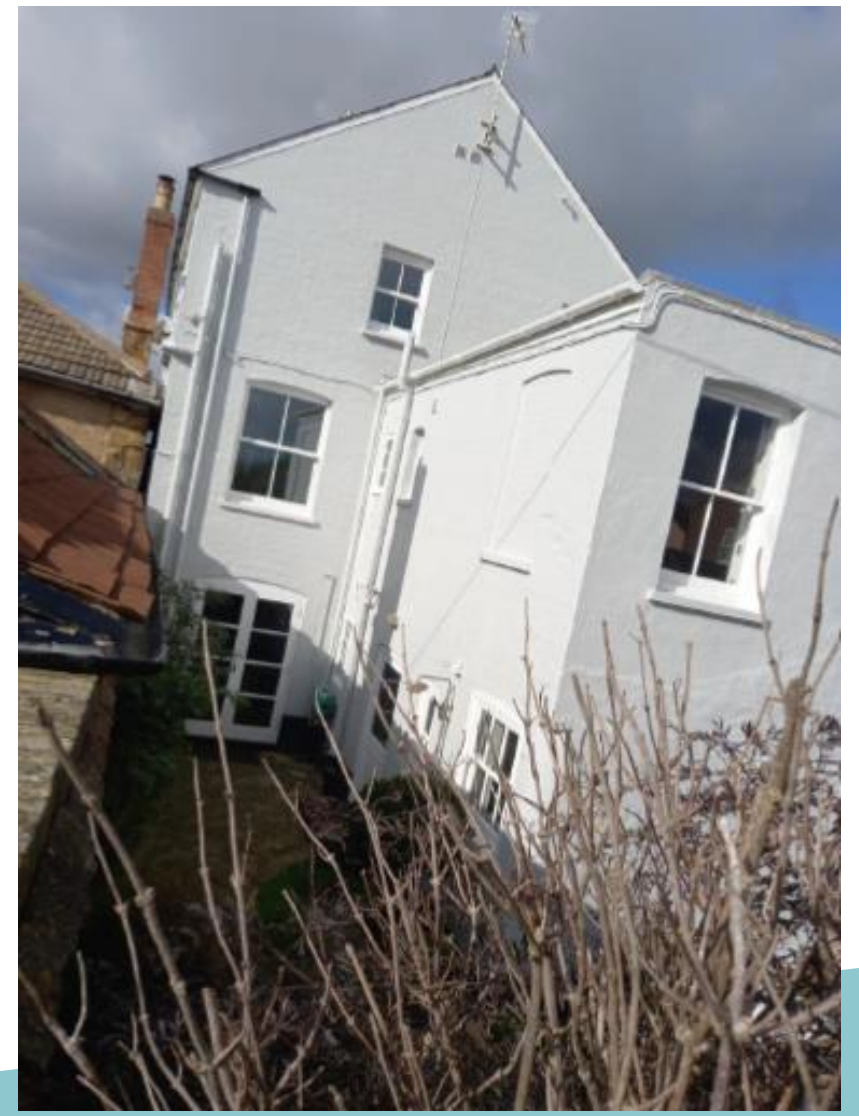
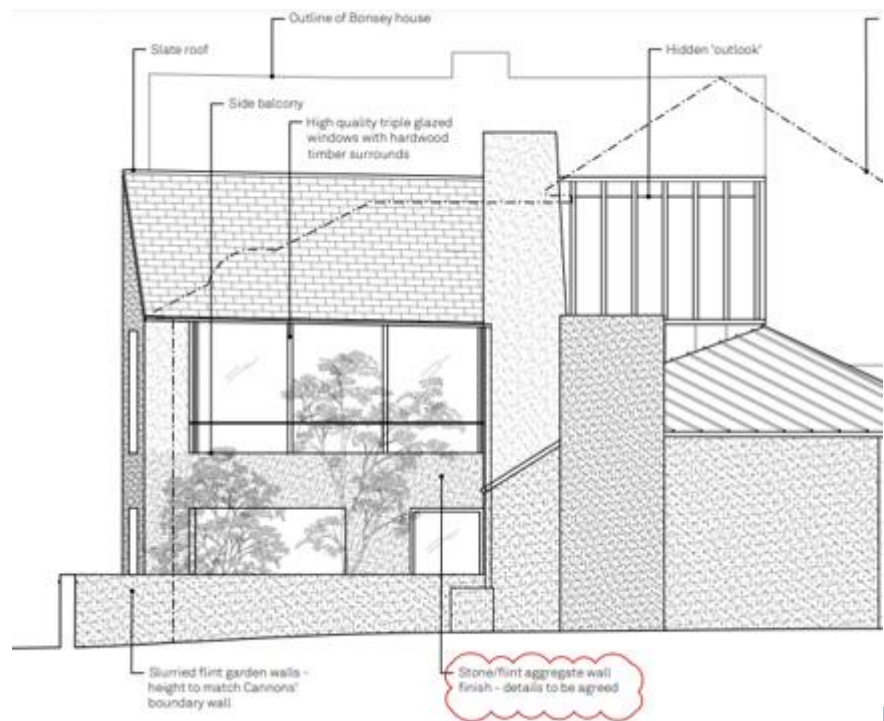
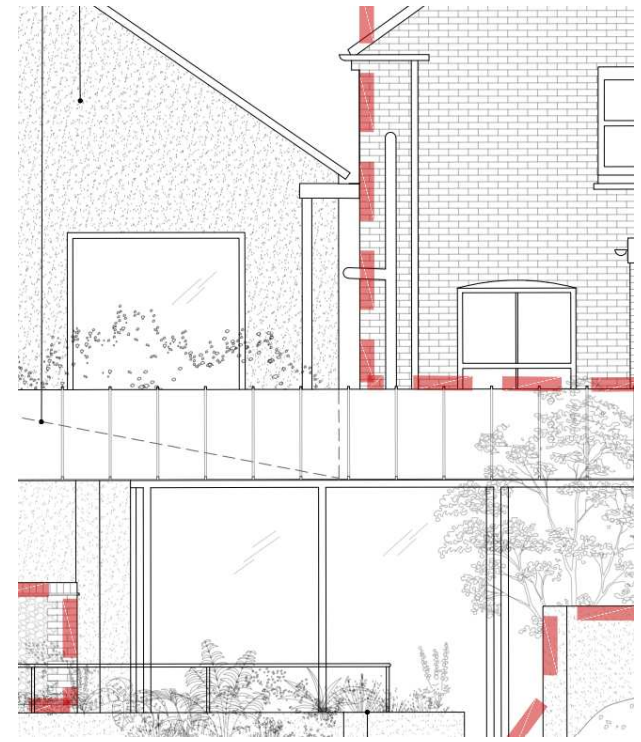
Existing North (side) Elevation



P2	14/09/23	MW/MMcK	PLANNING - Revisions as clouded following ESC consultation
P1	07/07/23	MW/MMcK	PLANNING
REV	DATE	DRAWN/CHK	DESCRIPTION

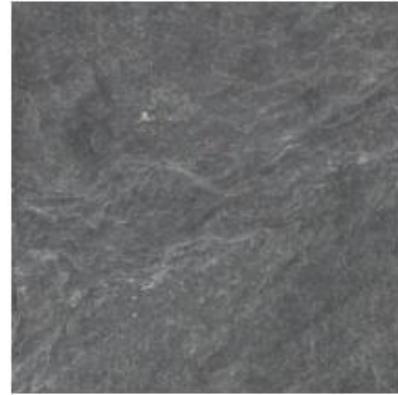


Neighbour amenity objections






Materiality



Material Planning Considerations/Key Issues

- Principle of replacement dwelling
 - Design/heritage
 - Neighbour amenity
 - Parking
- 

Recommendation

Approve - Subject to the conditions on p87 - 92 of the agenda, summarised as:

1. 3 Year Implementation period
2. Approved plans
3. Ecology mitigation
4. Nesting birds
5. Materials and details to be approved
6. Water efficiency
7. Manoeuvring and parking, EV, cycle/bin storage
8. Demolition and construction Management Plan
9. Landscape scheme
10. Implementation of landscaping
11. CL - Investigation
12. CL - Remediation
13. CL - Implementation of remediation
14. CL – Validation
15. CL – Unexpected contamination