

Item: 9

DC/24/0773/VOC

Variation of Condition Nos. 4 (materials) and 9a (approved plans for residential development) of DC/23/0539/VOC - Changes to materials for residential units and amendments to approved plans including changes to elevations and revisions to site layout and parking.

Former Deben High School, Garrison Lane, Felixstowe



Background

DC/21/0541/FUL

Planning permission granted on 3 June 2021

Hybrid permission, which granted the following:

- Full planning permission for a residential development of 45 apartments and maisonettes and 16 houses and conversion of the former assembly hall for community use.
- Outline planning permission for the redevelopment of the former sports hall to provide an indoor bowls facility, and provision of a cricket pitch with pavilion.

DC/23/0539/VOC

Planning permission granted on 10 August 2023

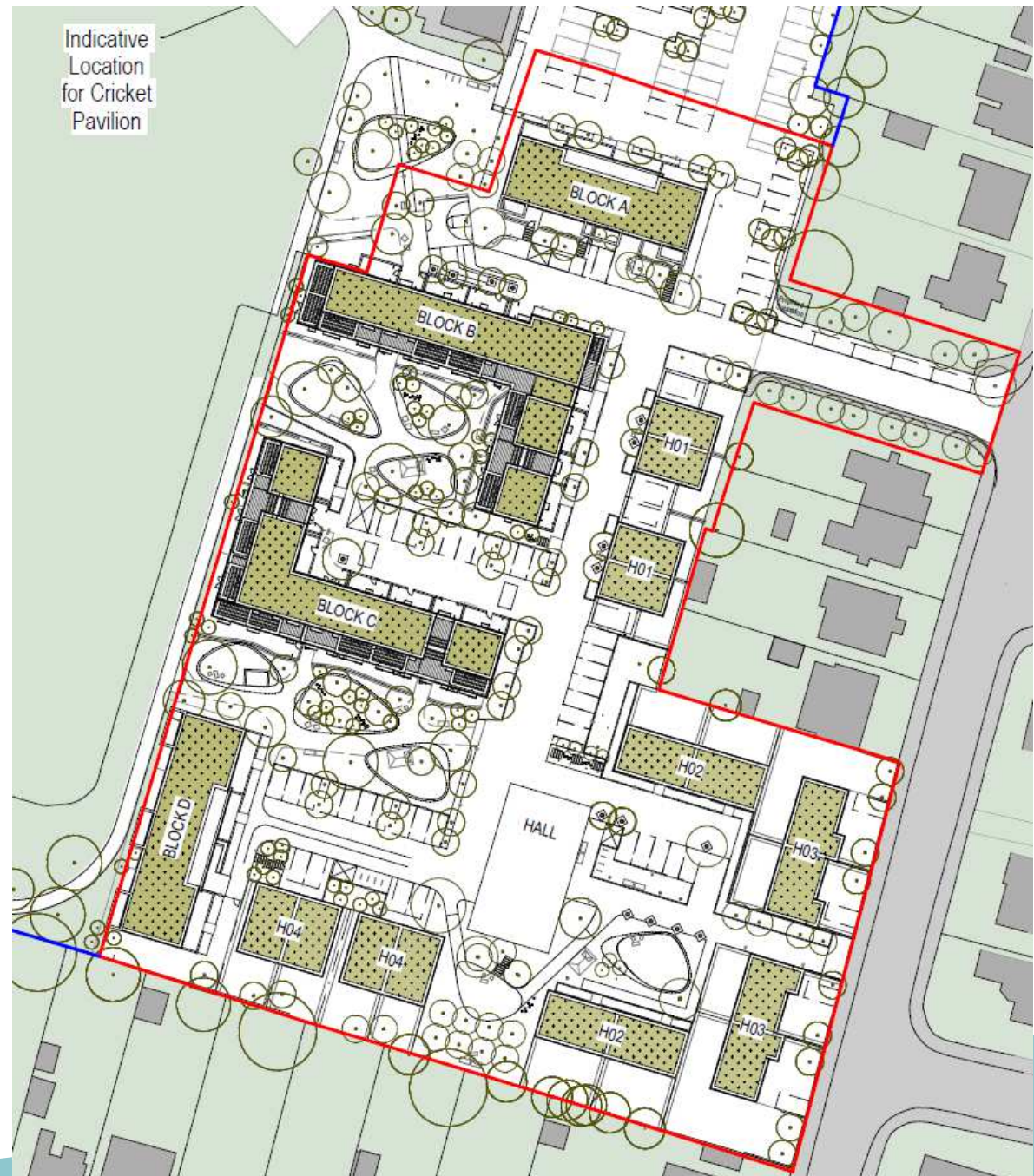
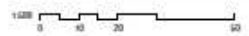
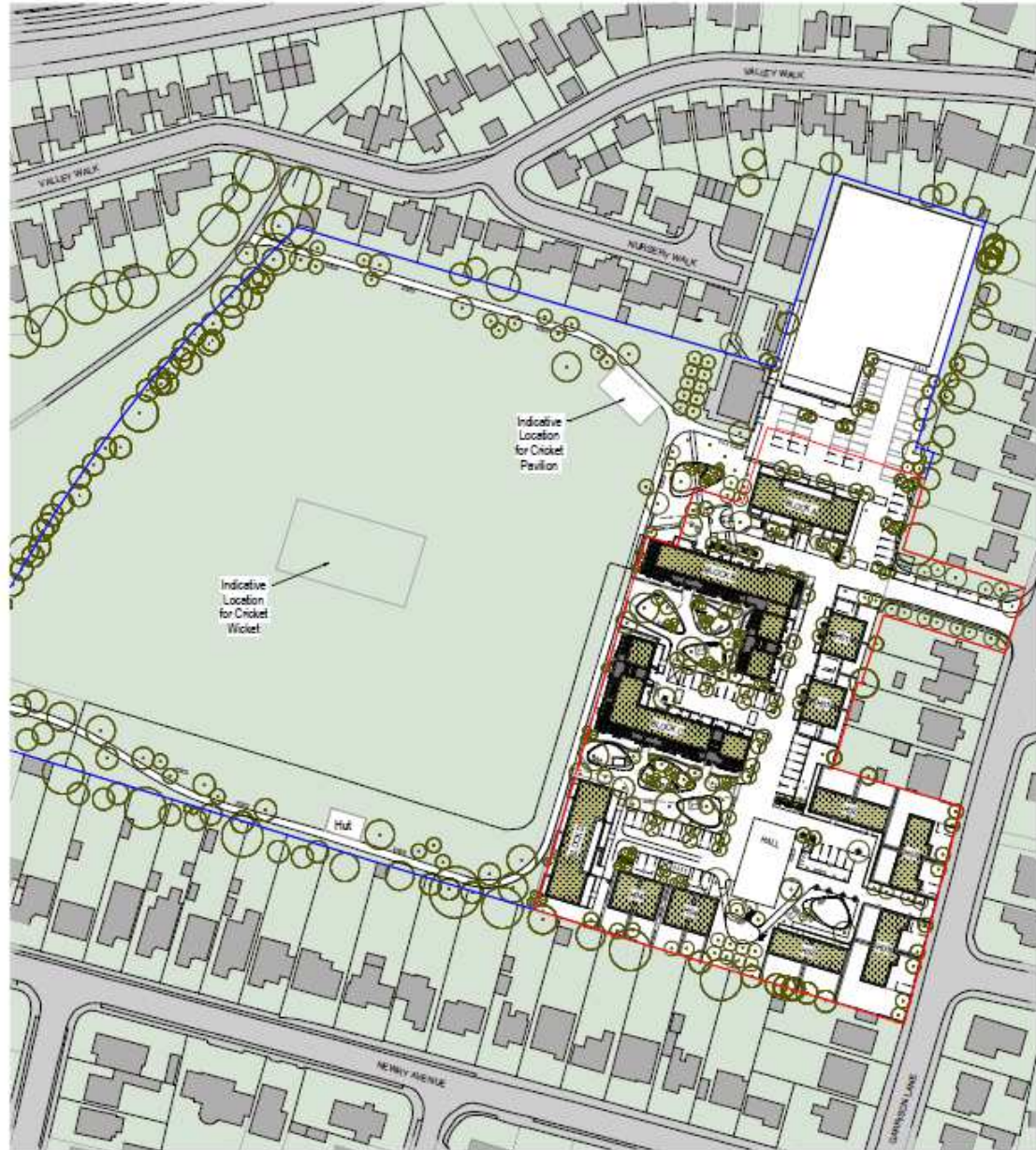
Section 73 application to vary condition 11 of DC/21/0541/FUL - scheme for the provision of affordable housing.

Requires no less than 20 units of affordable housing, with the additional 22 affordable units being provided on a voluntary basis (42 in total).

Current application DC/24/0773/VOC

Section 73 application to vary conditions 4 (materials) and 9a (approved plans for residential development) to make design changes to the scheme.

Approved Site Layout - DC/23/0539/VOC



Indicative Location for Cricket Pavilion

Aerial Photographs



Site prior to demolition of former school buildings

Site following demolition

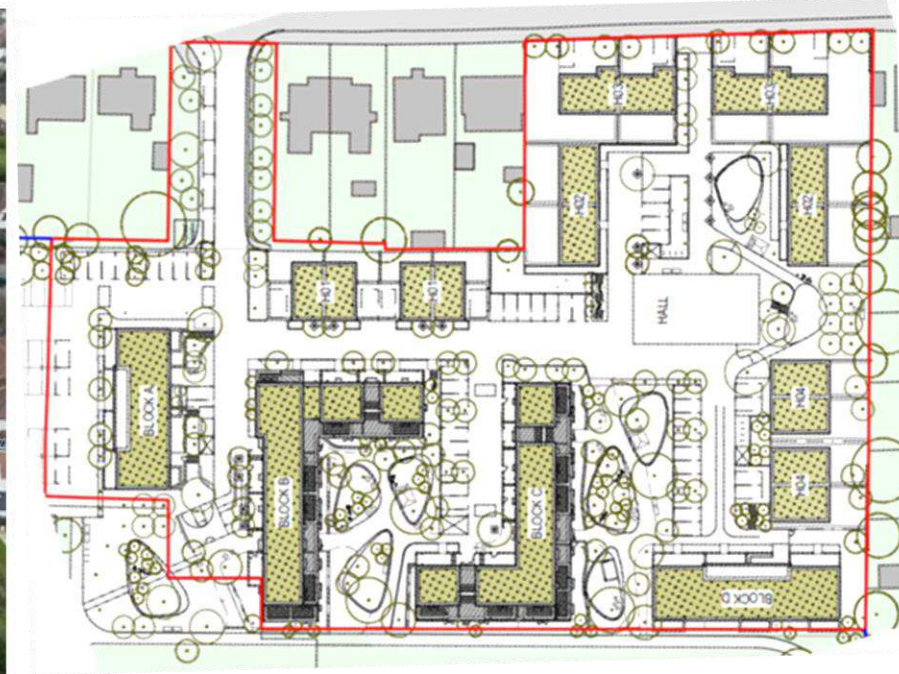


Looking south along Garrison Lane – prior to and following demolition



Looking west from Garrison Lane towards site access – prior to and following demolition

Drone photograph taken on 8 April 2024



No development commenced on House Type 01

Proposed elevation changes across the development

(Shown here - Block A, southwest elevation)



Proposed



Approved

- Free-standing balconies are proposed to all apartment blocks in lieu of cantilevered balconies - to overcome structural issues and reduce the risk of thermal bridges
- Reduced window sizes with contrasting black brick recessed panels proposed below windows - to address clashes with internal layout and reduce overheating
- Repositioning of windows - to address clashes with internal layout
- Removal of glass reinforce concrete window heads and sills. Brick soldier courses proposed above windows
- Amendments to balcony heights

Proposed elevation changes across the development

(Shown here - Block B, northeast elevation)



Proposed



Approved

- Provision of external rainwater goods and external letterboxes and meter boxes
- Recessed shadow gaps replaced with projecting brickwork feature bands
- Removal of brick enclosure features at entrances to the apartment blocks

Proposed elevation changes across the development



Proposed

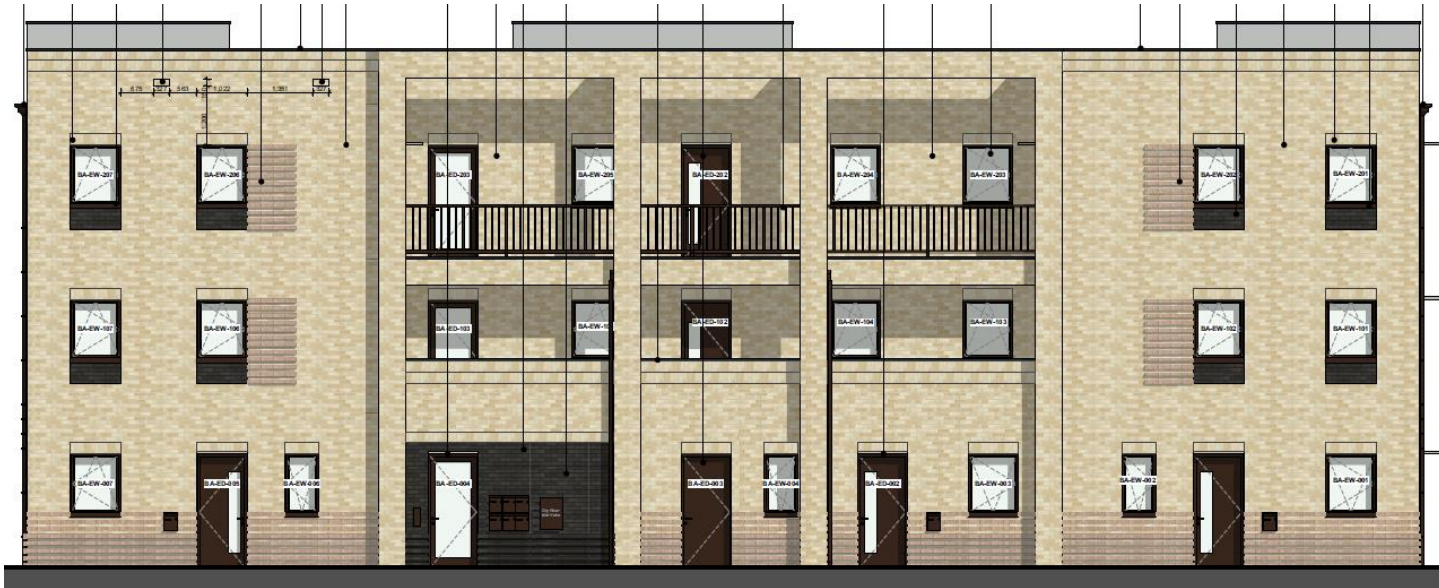


Approved

(Shown here – House Type 02)

- Reduced window sizes with contrasting black brick recessed panels proposed below windows
- Provision of external rainwater goods
- Removal of glass reinforce concrete window sills, brick soldier courses proposed above windows

Proposed elevation changes



Proposed



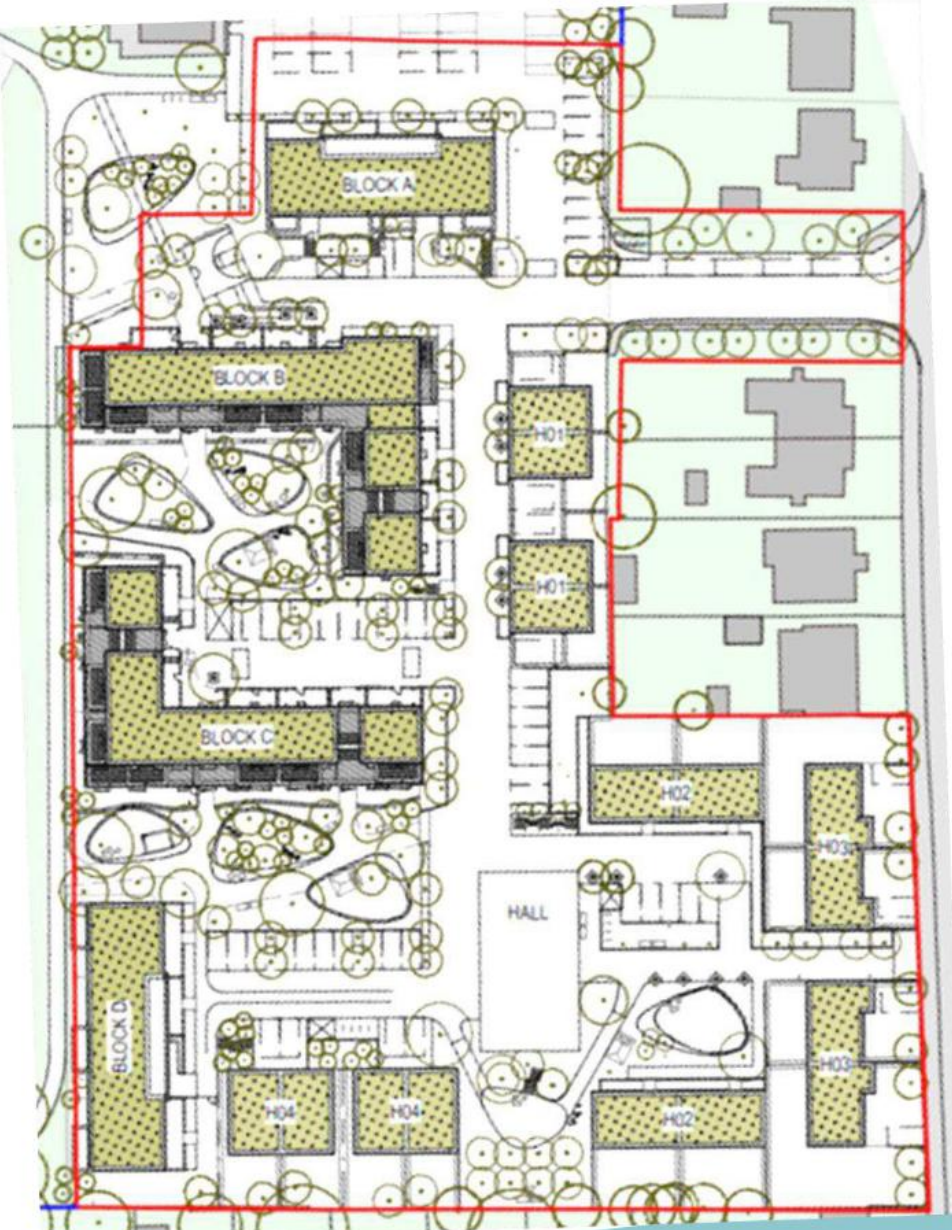
Approved

(Shown here - Block A, northeast elevation)

- Changes to main entrances of Blocks A and D to no longer be recessed, and material changed from metal cladding to brickwork. Black contrasting bricks to be used in these areas to highlight the main entrances.
- Brick slips to be used on some areas of the apartment blocks, in lieu of full brick, to reduce weight on the timber frame structures.

Amendments to House Type 01

Approved



Proposed



Amendments to House Type 01

Approved



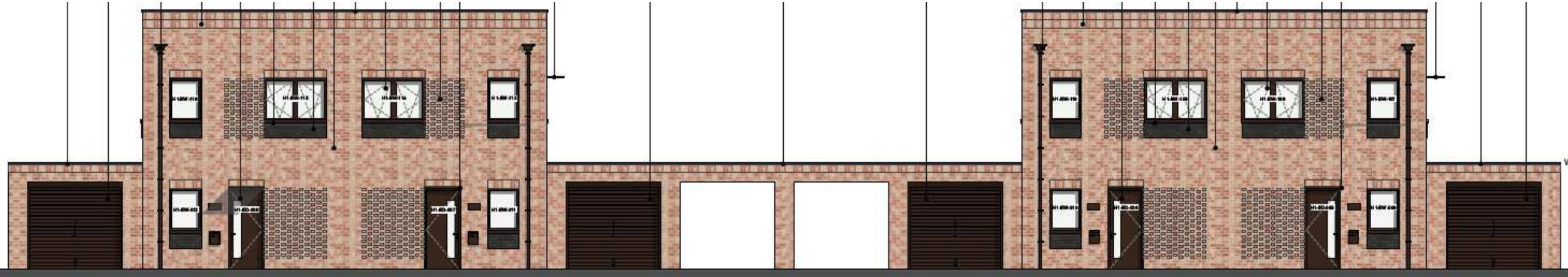
Proposed



G1

GARRISON LANE

Amendments to House Type 01 (Northwest, front elevation)

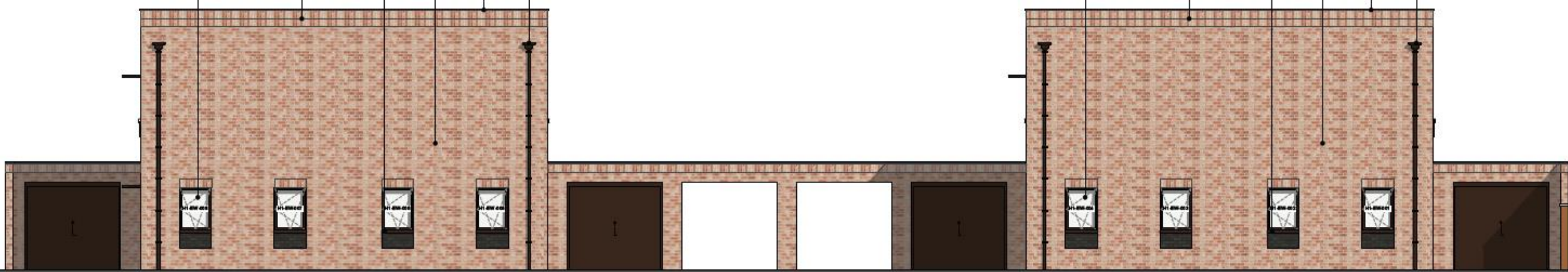


Proposed



Approved

Amendments to House Type 01 (Southeast, rear elevation)

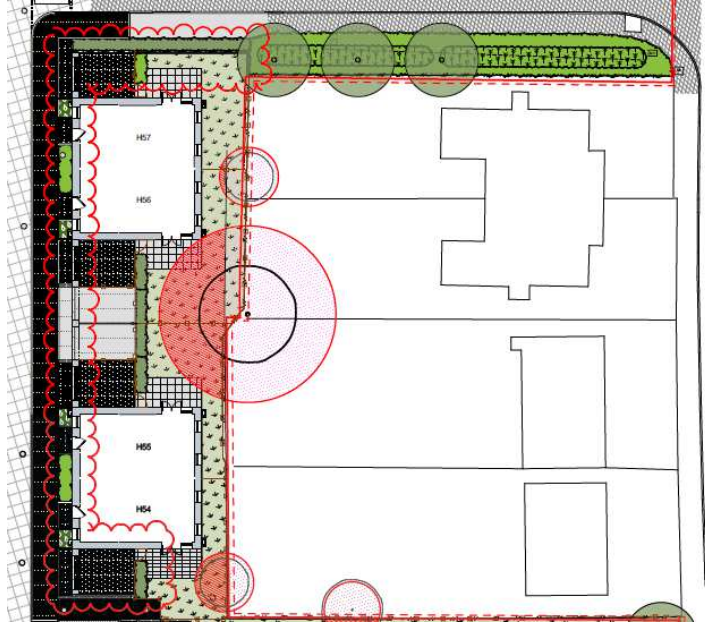


Proposed



Approved

Amendments to House Type 01 (Northeast and southwest, end elevations)



Amendments to building heights

Building	Finished floor level to parapet as approved (metres)	Finished floor level to parapet as proposed (metres)	Difference (centimetres)
Block A	10.445m	10.550m	+10.5cm
Block B	10.445m	10.550m	+10.5cm
Block C	10.445m	10.550m	+10.5cm
Block D	10.445m	10.550m	+10.5cm
House Type 01	7.300m	7.410m	+10.5cm
House Type 02	7.375m	7.410m	+3.5cm
House Type 03 – main roof	6.745m	7.410m	+66.5cm
House Type 03 – projection	7.360m	7.915m	+55.5cm
House Type 04	7.300m	7.410m	+11cm

- Apartment blocks increased by approx 10.5cm to parapets to provide protection for maintenance of green roofs and solar panels
- Houses increased as detailed above to provide consistency throughout the development
- Height increases not considered to raise significant amenity issues relative to the approved scheme



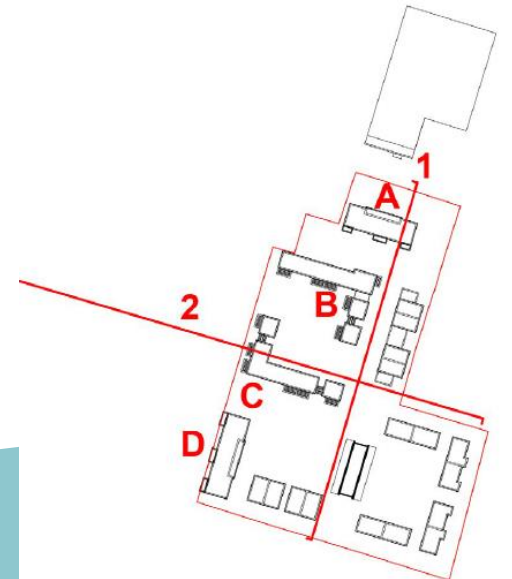
Amendments to building heights

Illustration on approved site section plan

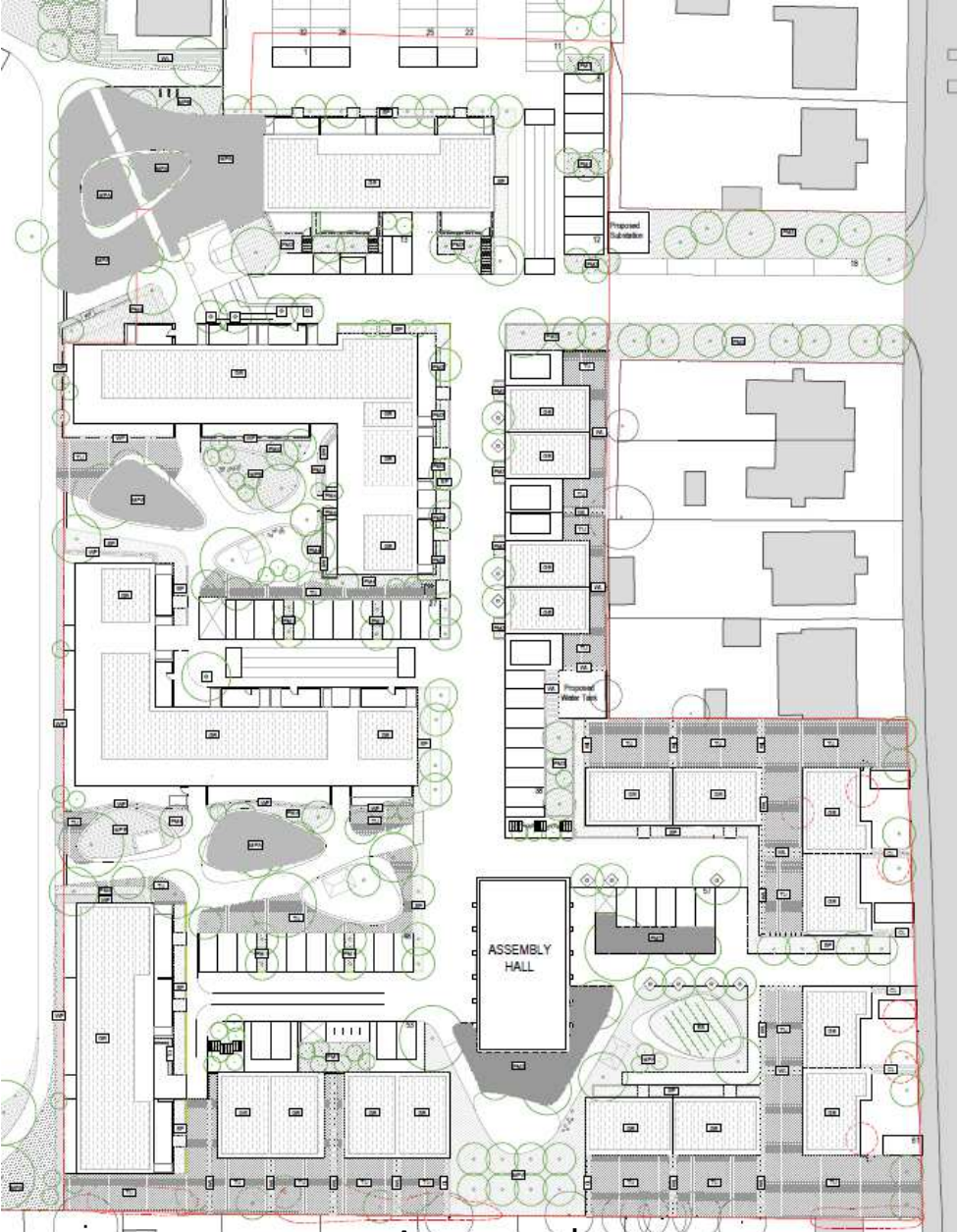


Site Section North East to South East

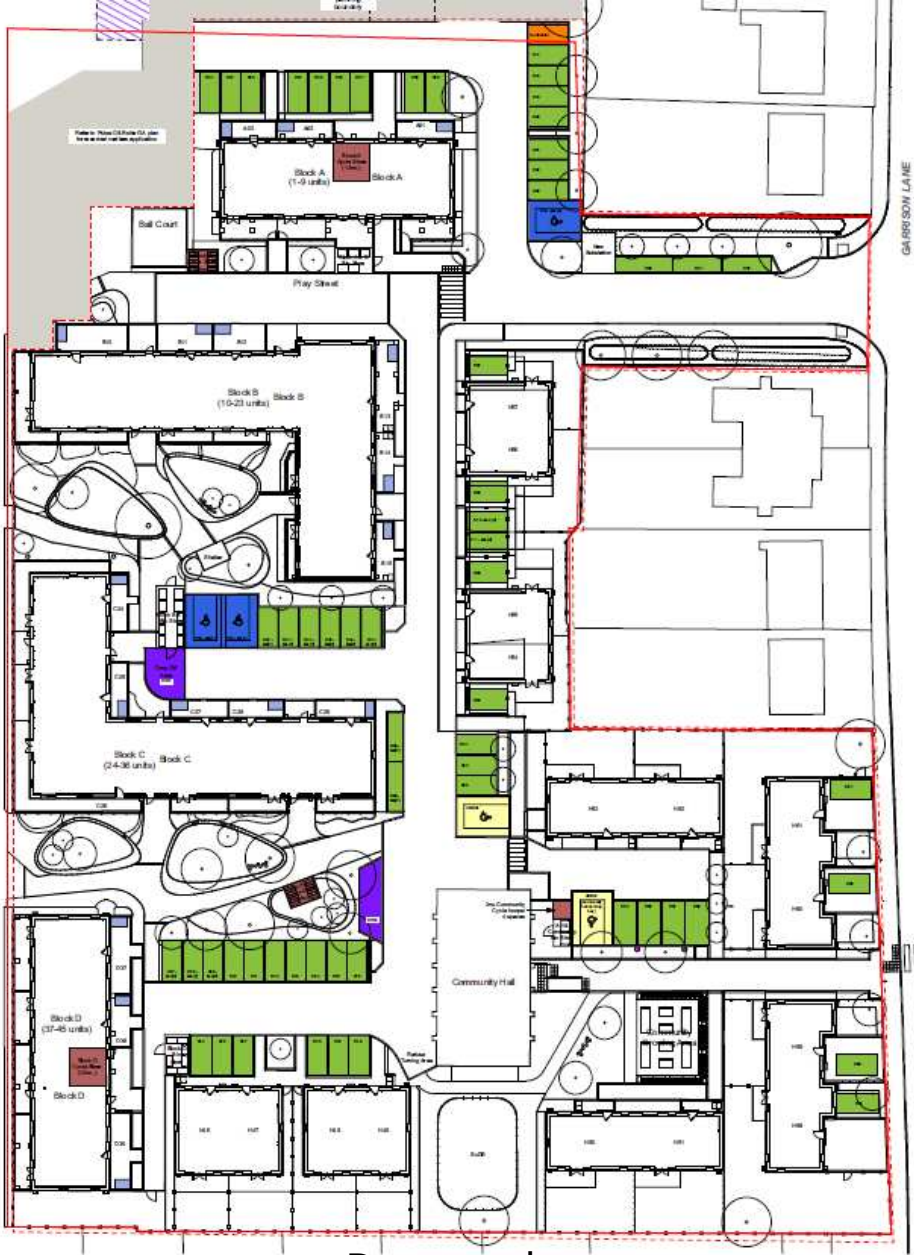
- Approved plans assumed a flat, level site.
- Illustration above shows that finished levels of Block D are lower relative to Block C.



Other changes to layout



Approved

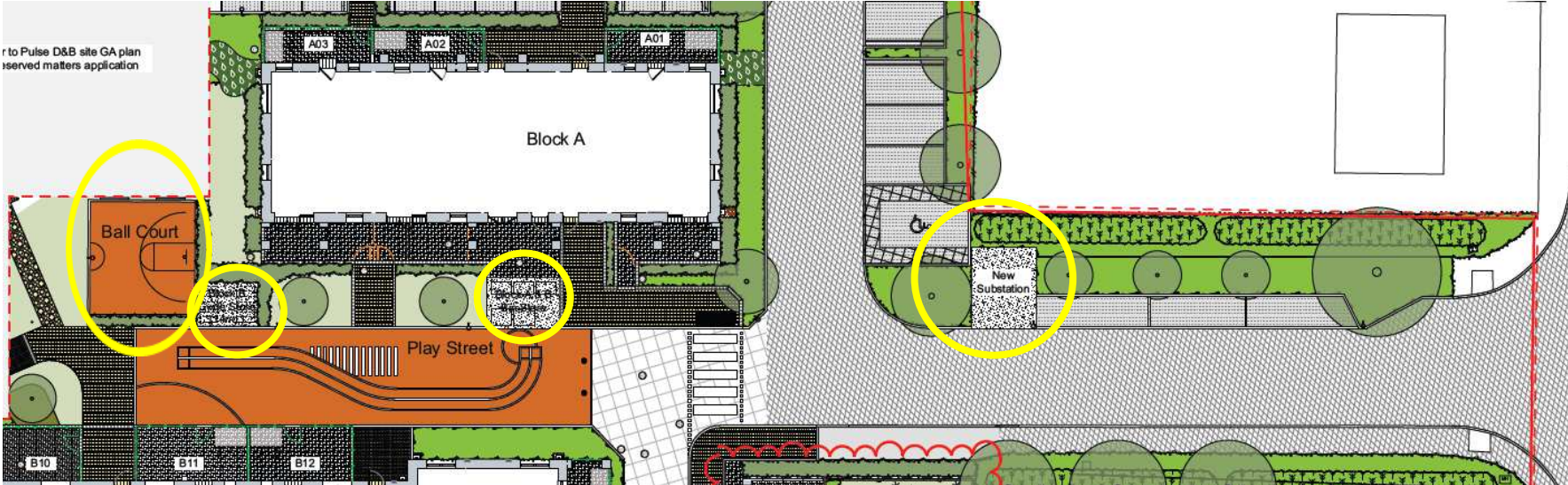


Proposed

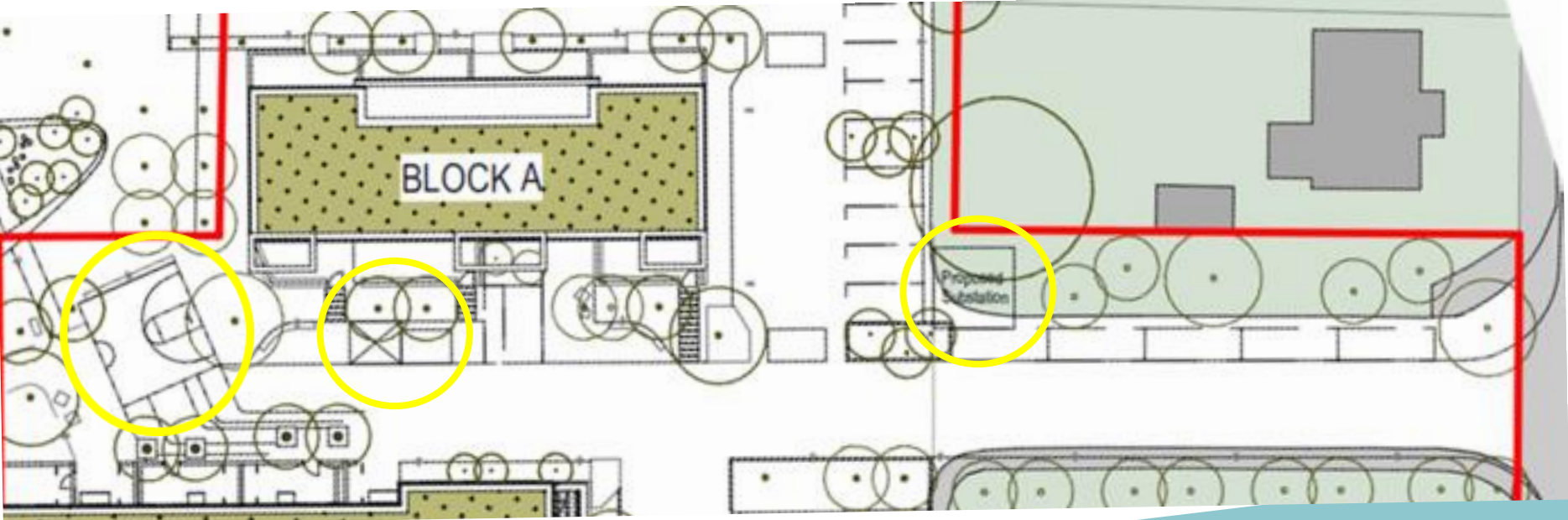
- Parking spaces increased in size, some reduction in soft landscaping as a result
- Reduced parking along access road
- Two drop off spaces, contractor space and blue badge visitor space provided
- Minor changes to siting of substation, ball court, bin stores and cycle stores

Other changes to layout

Proposed

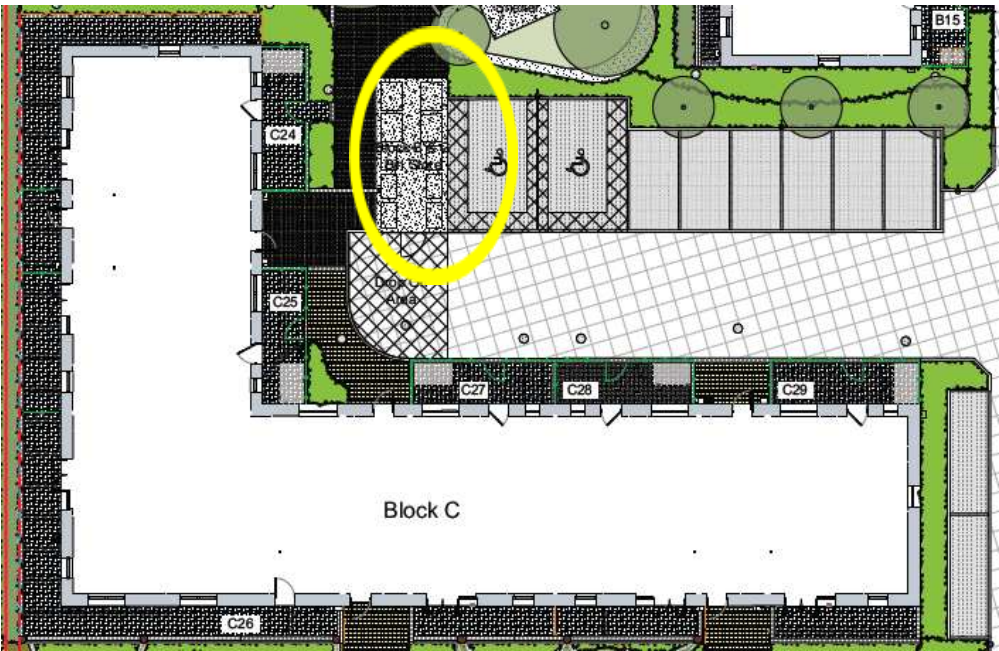


- Reduced parking along access road
- Changes to siting of substation, ball court and bin and cycle stores south of Block A

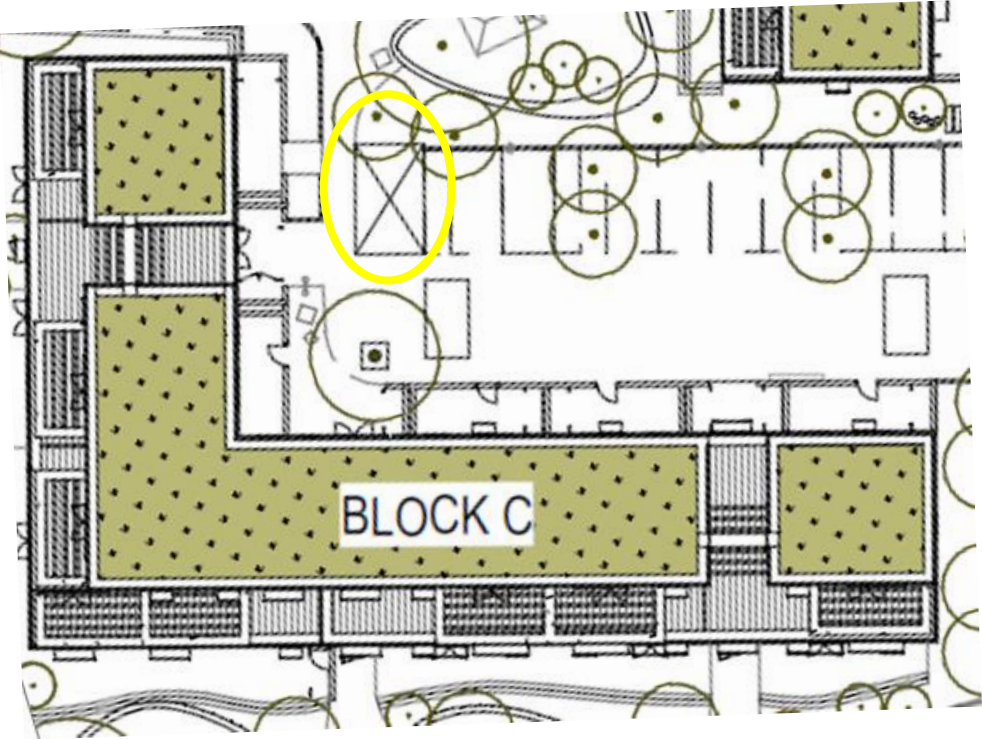


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Other changes to layout



Proposed



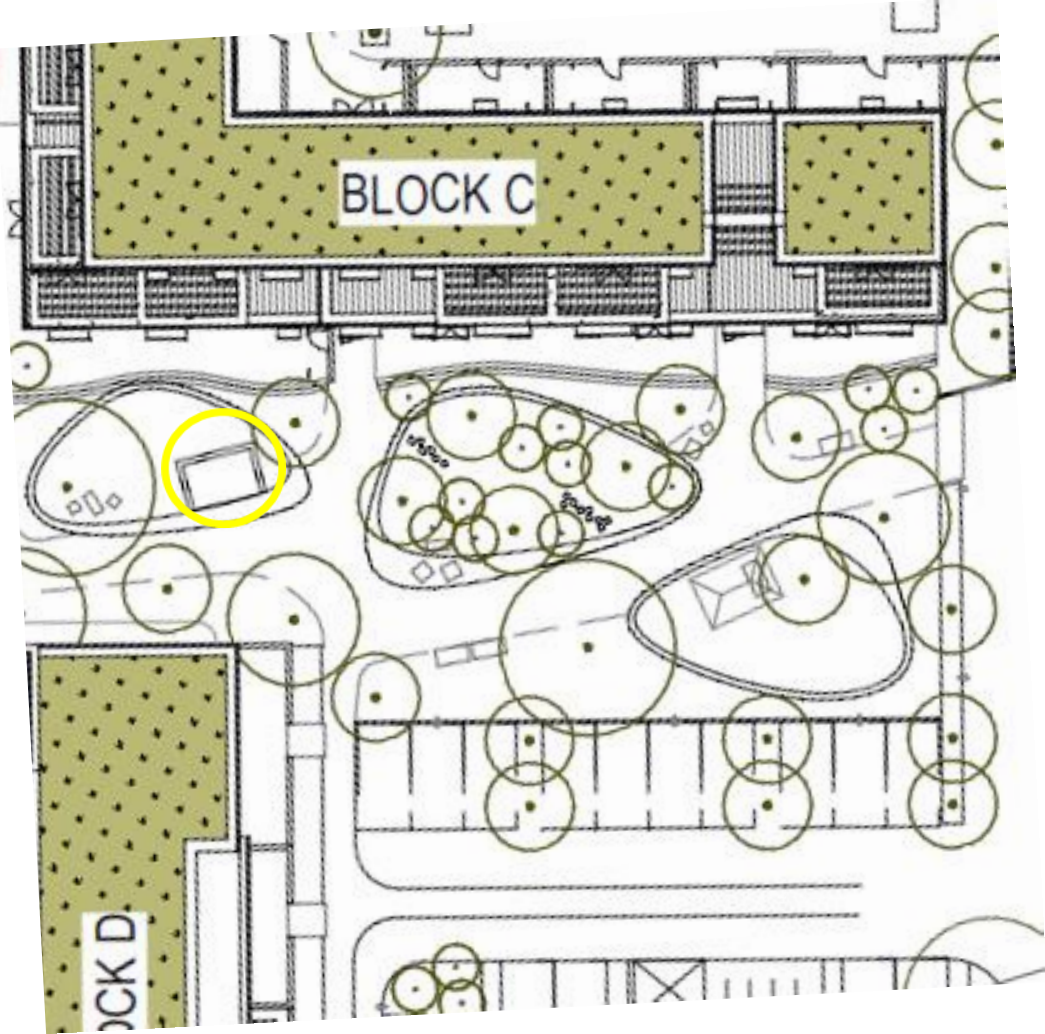
Approved

- Bin store north of Block C enlarged

Other changes to layout



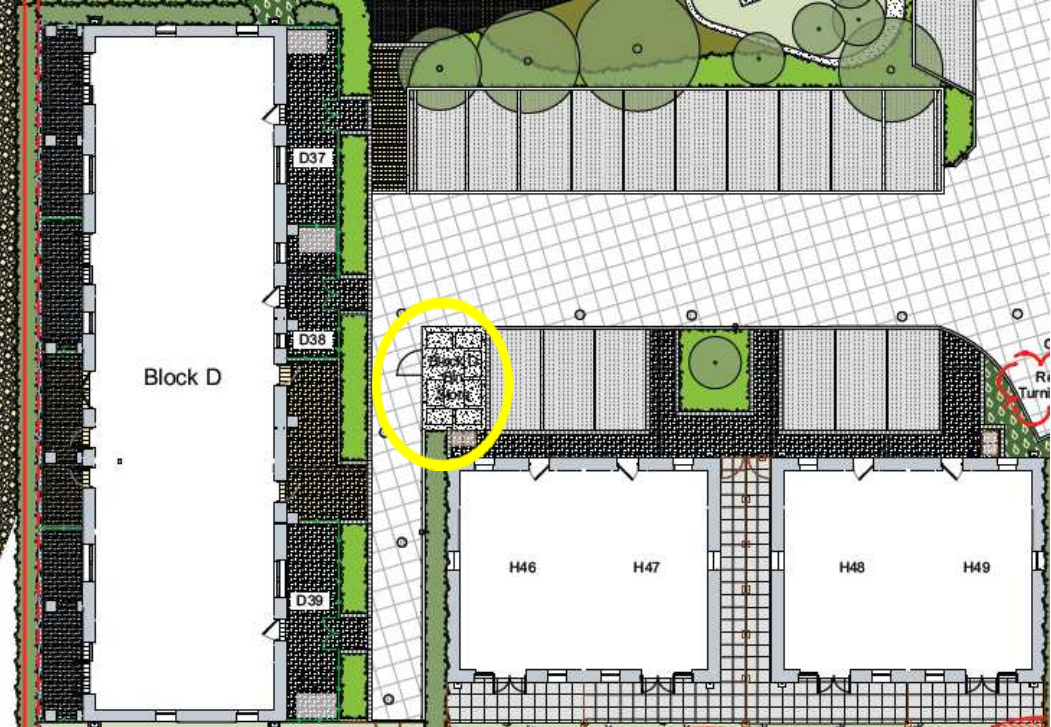
Proposed



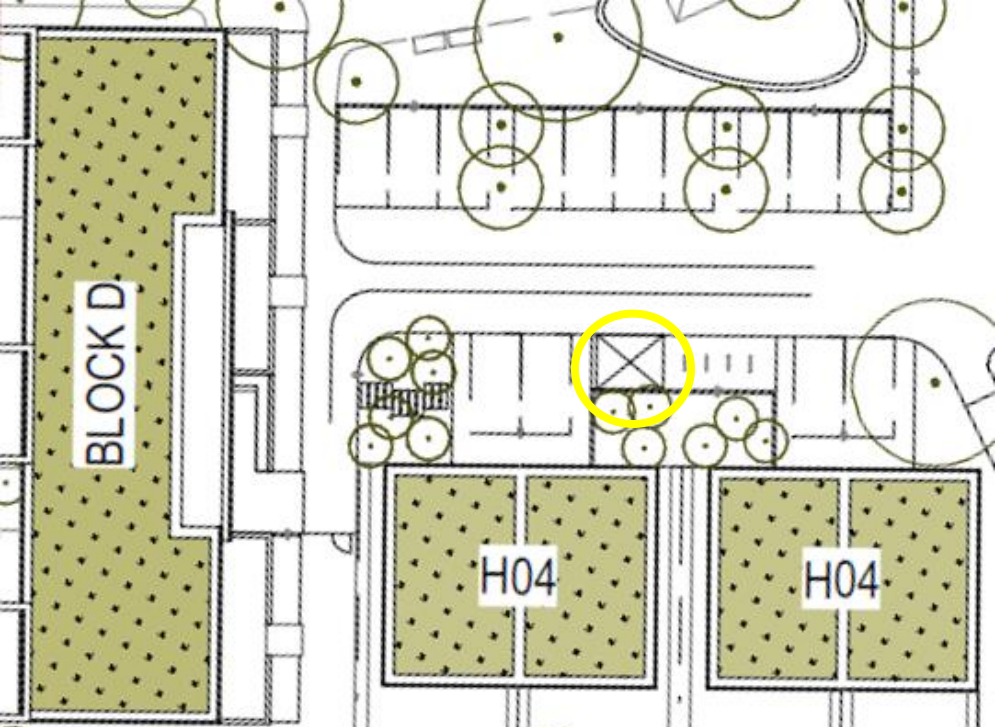
Approved

- Cycle store between Blocks C and D relocated further east

Other changes to layout



Proposed



Approved

- Bin store for Block D moved closer

CGI – House Type 01 and Block B



As approved



As proposed

CGI – House Type 02 and Assembly Hall



As approved



As proposed

CGI – House Type 03 from Garrison Lane



As approved



As proposed

CGI – Blocks A-D from cricket field



As approved



As proposed

CGI – Blocks B and C, courtyard



As proposed



Material Planning Considerations and Key Issues

- Application is made under section 73 of the Town and Country Planning Act 1990 to make design changes to the approved residential development by varying Conditions 4 and 9a of planning permission DC/23/0539/VOC.
- Principle of development established by extant permission for redevelopment of the site.
- LPA is required to consider only the question of the conditions subject to which planning permission should be granted, and to focus on development plan policies and other material considerations which may have changed significantly since the original permission.
- Whilst some changes have a minor 'downgrading' aesthetic effect on the architectural quality of the development, they do not materially diminish the quality of the scheme overall.
- Proposals seek to deliver a scheme that is functional and deliverable, of a good standard of design, and to Passivhaus status.
- Development as a whole continues to be in accordance with the development plan.

Recommendation

Recommended for **approval** subject to conditions to address the following matters:

- Time limit for commencement of residential development (with full planning permission).
- Time limit for the commencement of development (with outline permission).
- Time limit for the submission of reserved matters (for development with outline permission).
- Dwellings to be constructed in accordance with approved materials.
- Removal of permitted development rights for extensions and alterations, roof alterations and outbuildings in respect of the residential development.
- Removal of permitted development rights for walls and fences.
- Removal of permitted development rights for additional windows above ground floor level.
- Requirement for windows above ground floor level serving bathrooms to be fitted with obscure glazing.
- Development to be carried out in accordance with the approved plans and documents.
- Provision of storage areas for bins.
- Development to be carried out in accordance with approved scheme for provision of affordable housing.
- Details of external lighting to be agreed.
- Construction hours to be limited to 7.30am to 6pm Mondays-Fridays, 8am to 1pm on Saturdays and no construction work to take place on Sundays and Bank Holidays.
- Protective fencing for existing trees to be implemented as approved.
- Noise assessment to be submitted.

(continued on next slide)

- Requirement for a minimum of 5% of car parking spaces for staff/visitor use to be provided with EV charging points (development with outline permission).
- Requirement for all dwellings with off-street parking and a minimum of 10% of spaces in private communal parking areas to be provided with EV charging points.
- Site investigation in respect of land contamination to be carried out (development with outline permission).
- Remediation method statement (RMS) in respect of land contamination to be submitted.
- RMS to be completed prior to occupation of the development.
- Validation report in respect of land contamination to be submitted.
- Landscaping scheme to be submitted for approval.
- Management plan for maintenance of communal areas to be submitted for approval.
- Residential development to be carried out in accordance with the approved drainage strategy including construction surface water management plan.
- Strategy for disposal of surface water to be submitted for approval (development with outline permission).
- Details of implementation, maintenance and management of the strategy for the disposal of surface water to be submitted for approval (development with outline permission).
- Surface water drainage verification report to be submitted for approval.
- Construction Surface Water Management Plan detailing how surface water and storm water will be managed on the site during construction to be submitted for approval (development with outline permission).
- Southern-most balconies at first and second floor levels on apartment Block D to be fitted with an obscured glazed privacy panel on their southwest elevation to a height of 1.7m from balcony floor.

-End-