

Item 8

DC/22/3700/FUL

Construction of new dwelling.

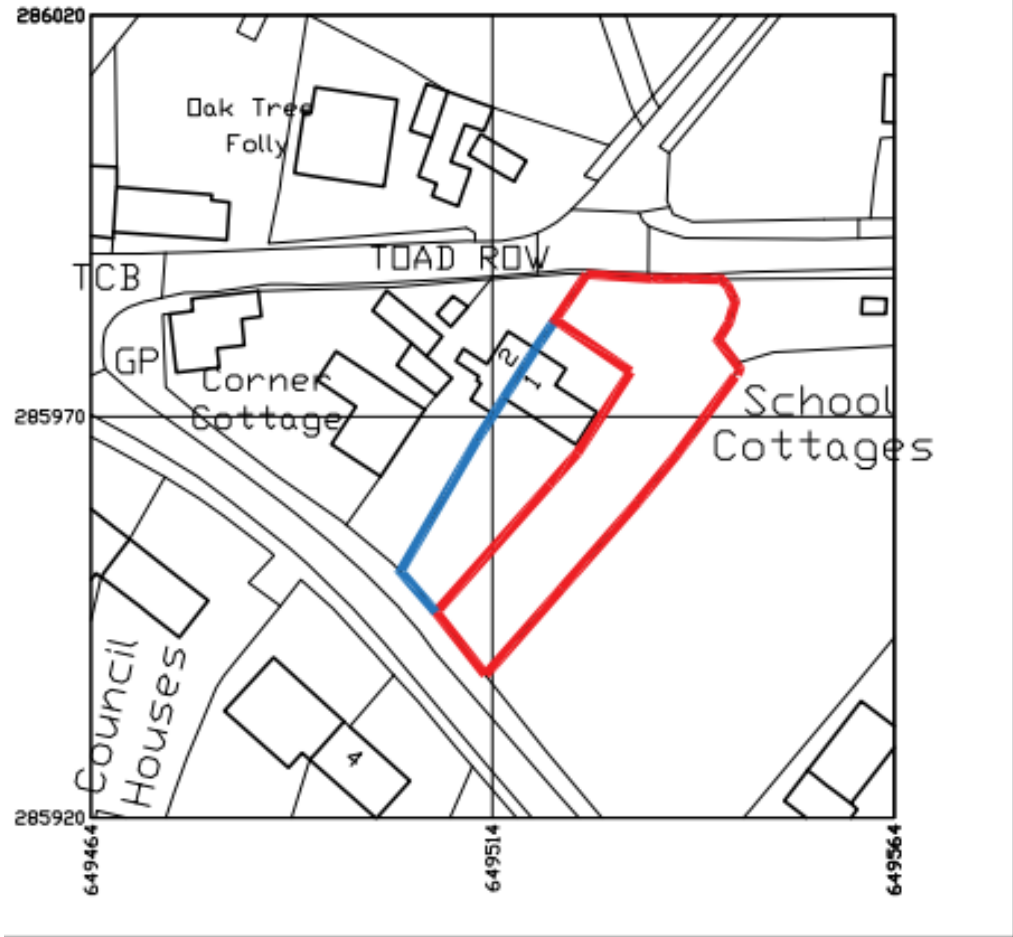
Old School House, Toad Row, Henstead, Beccles,
NR34 7LG



Aerial view of 'Settlement in the Countryside'



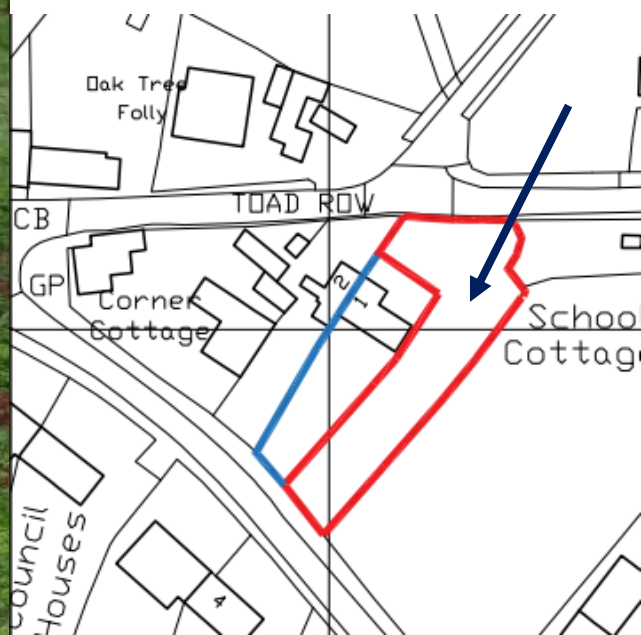
Site Location Plan/Aerial view

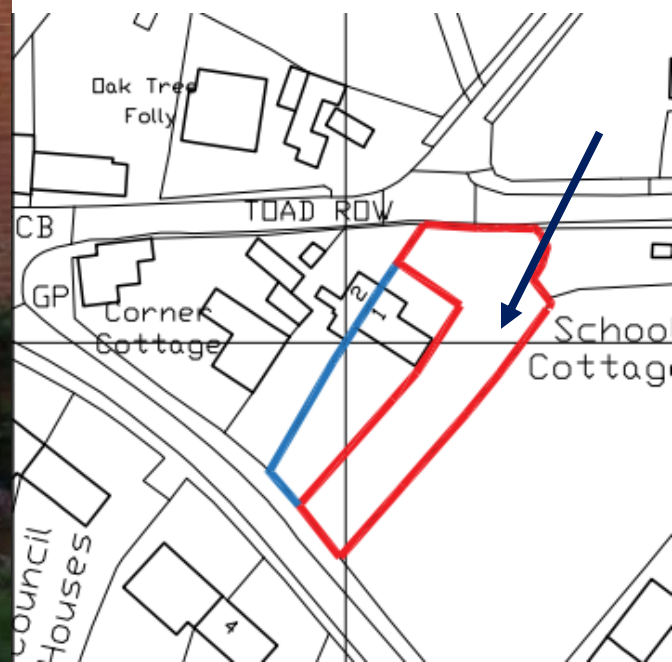


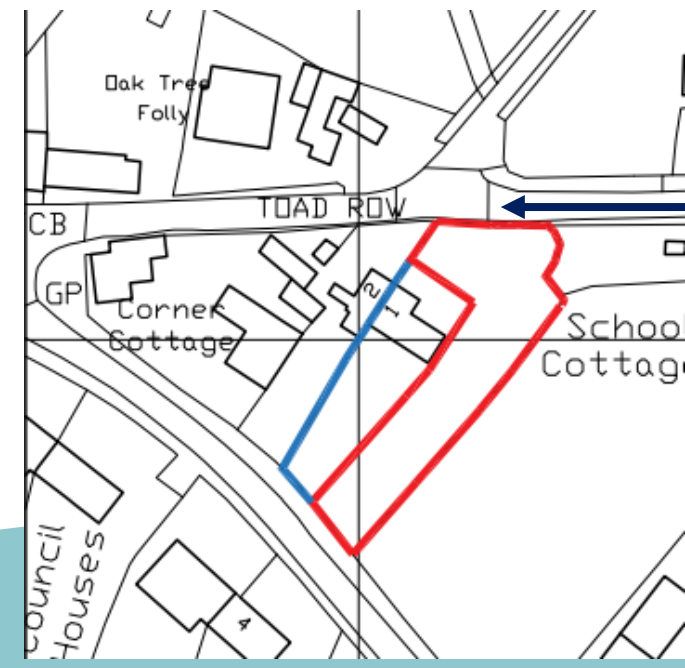
Extract from Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document

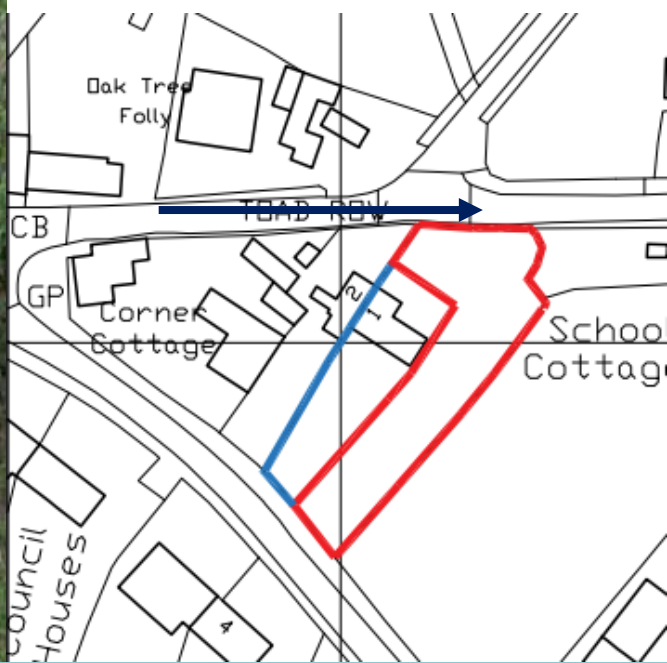


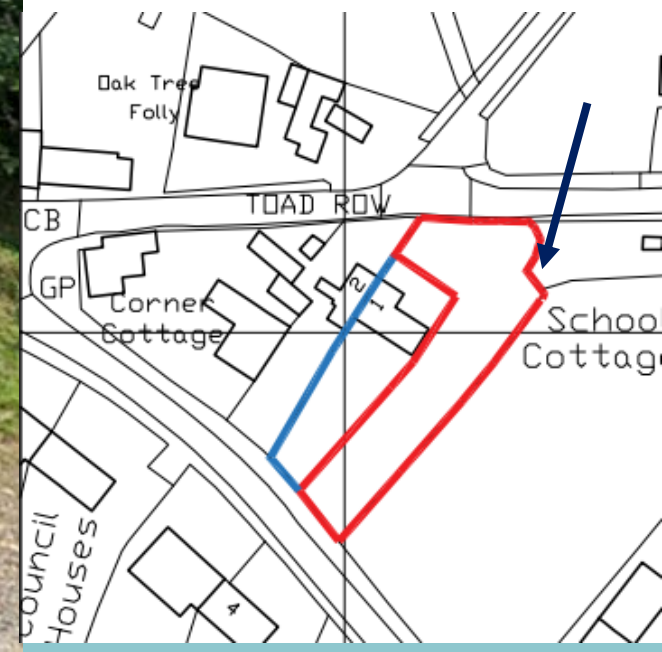
Figure 1 Proposals under WLP8.7 must be designed to a density with a building: plot ratio that is consistent with the existing dwellings within the 'Settlement in the Countryside'



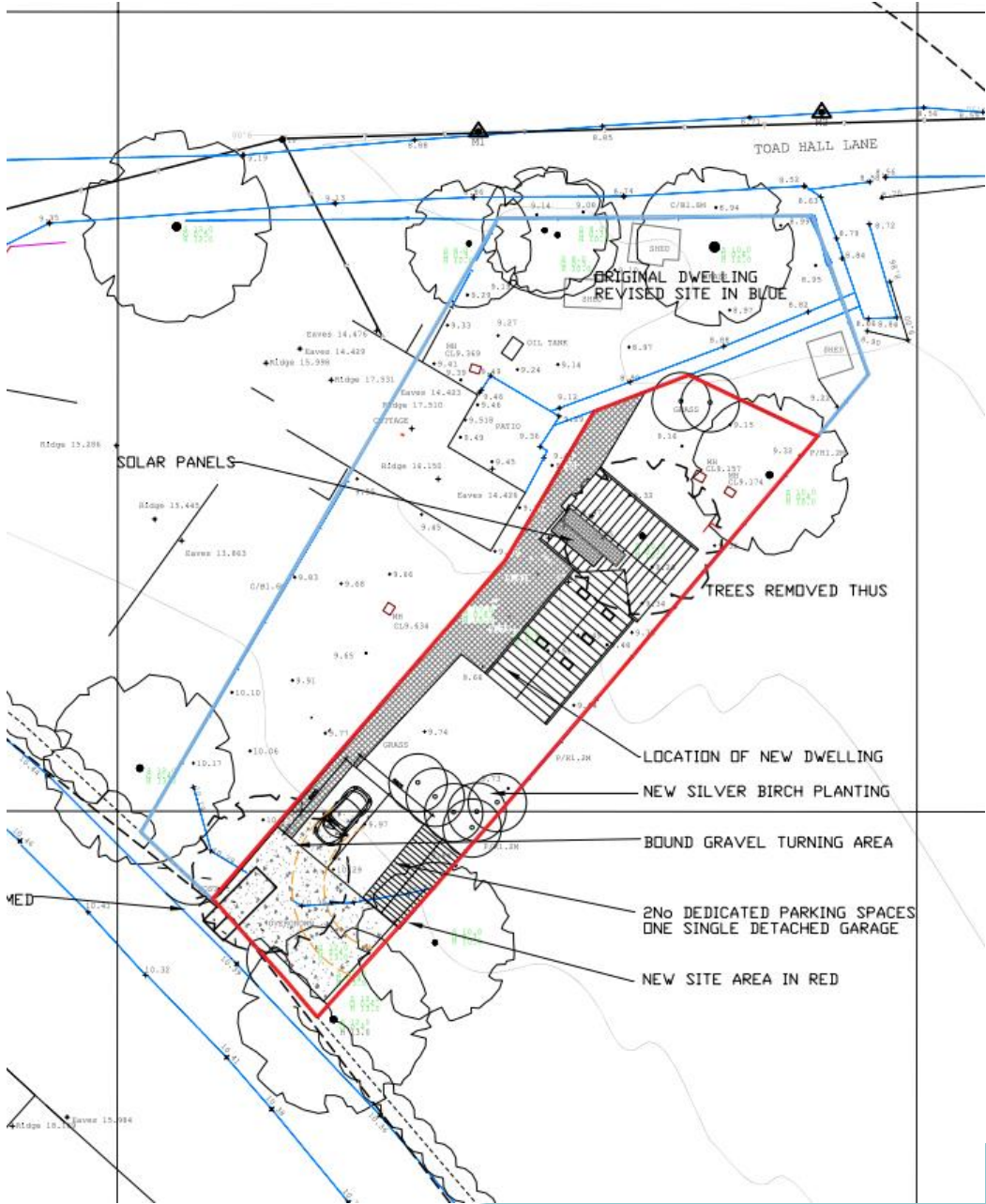




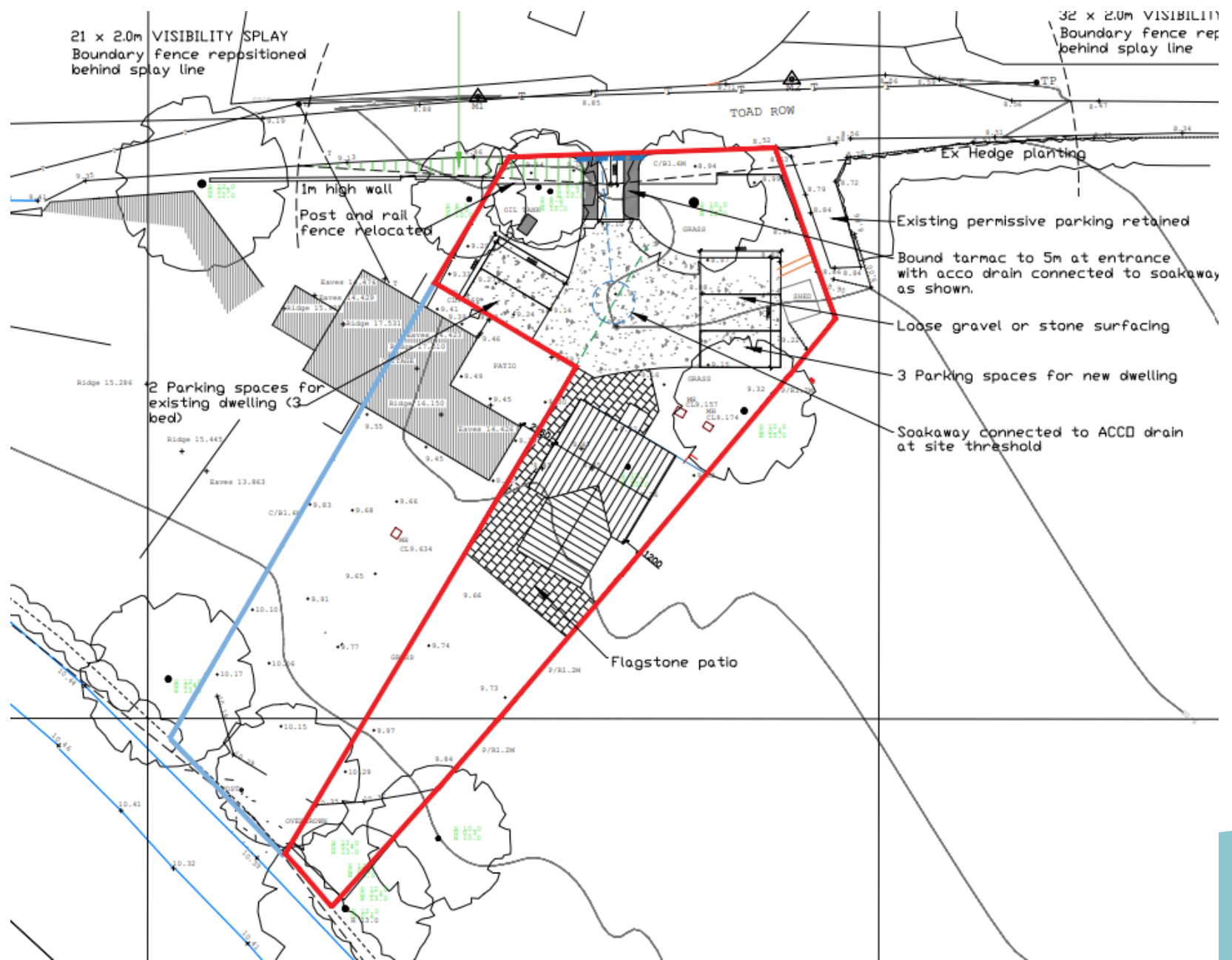




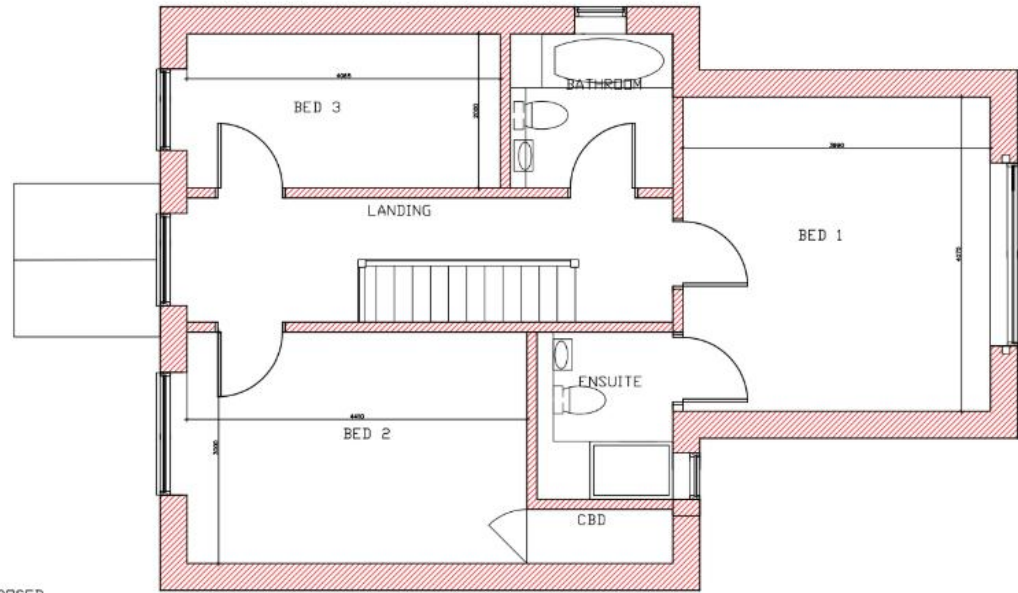
Originally proposed layout - Superseded



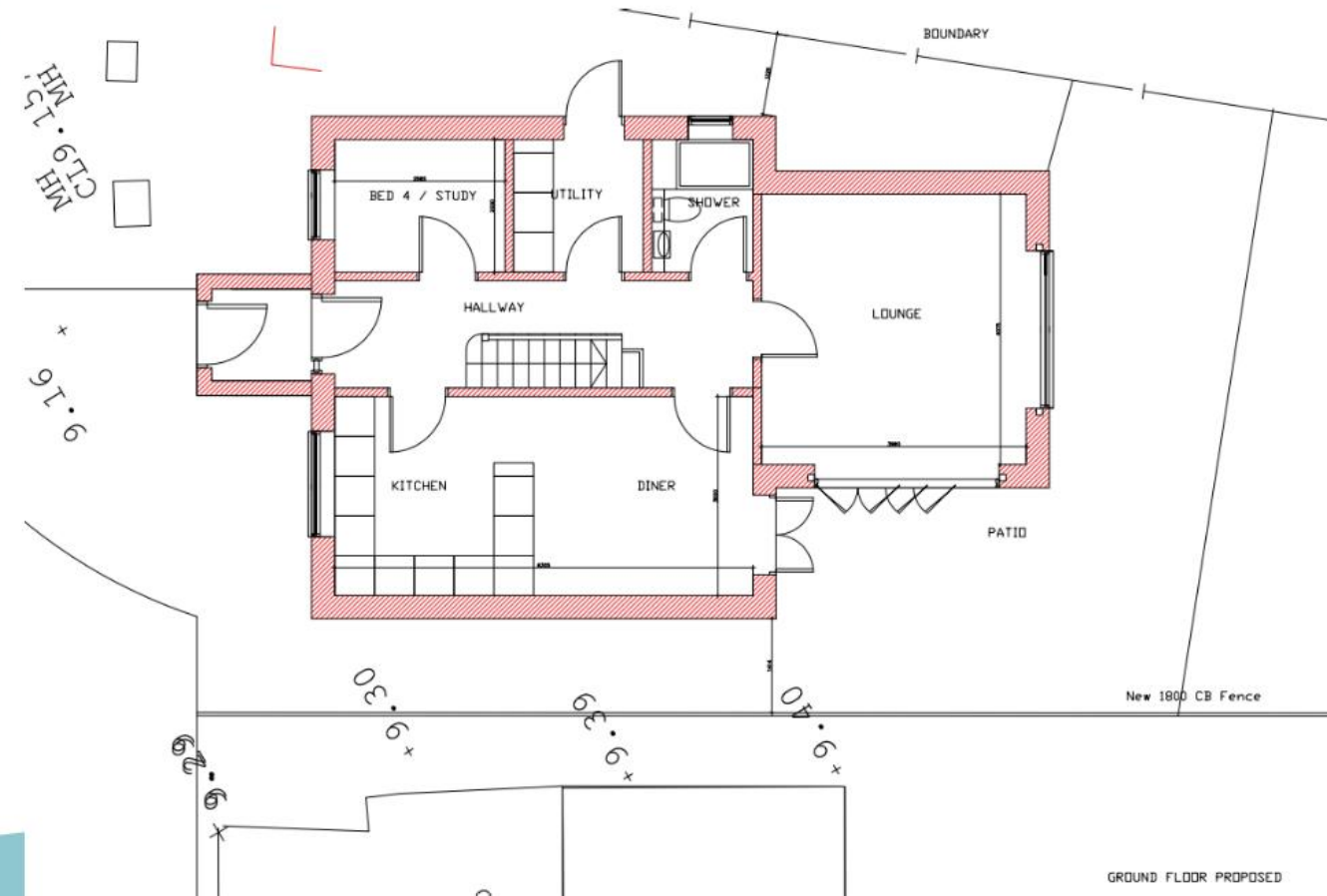
Proposed Layout Plan



Proposed Floor Plan

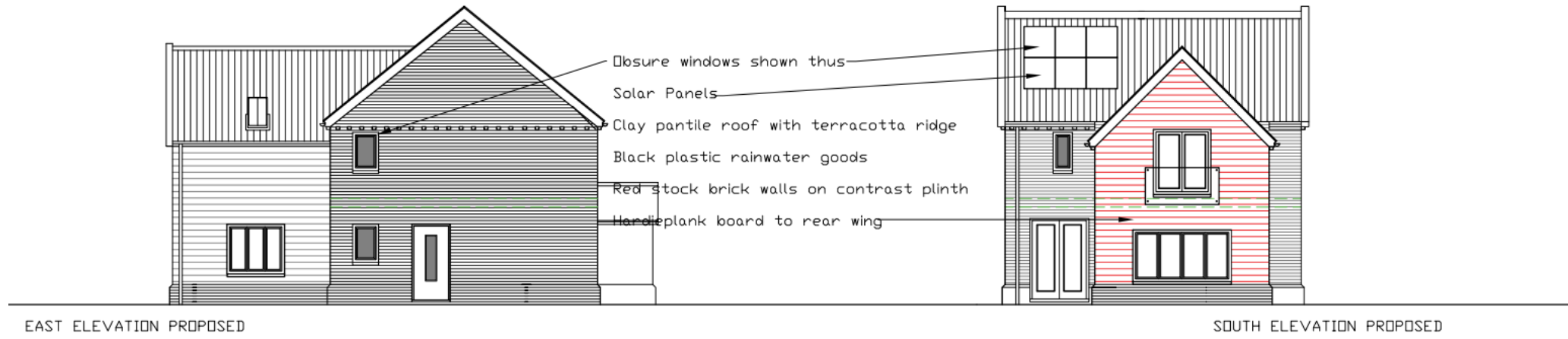
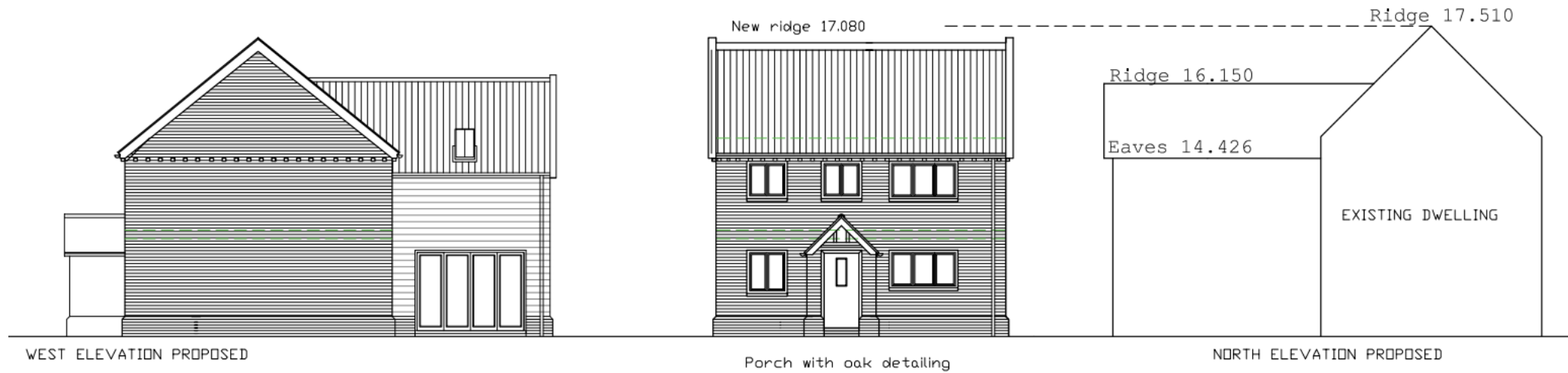


FIRST FLOOR PROPOSED



GROUND FLOOR PROPOSED

Proposed Elevations



Material Planning Considerations and Key Issues

- **Principle**
 - **Highway safety**
 - **Design/Character and appearance of the area**
 - **Neighbour Amenity**
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Recommendation

Approve subject to the following conditions:

- Standard 3-year implementation period
 - Compliance condition
 - Details of materials
 - Visibility splays
 - New access
 - Surface water drainage
 - Manoeuvring and Parking
 - Cycle storage/EV charging
 - Refuse/recycling
 - Tree protection
 - Nesting birds
 - Unexpected contamination
 - Water efficiency
 - Obscure glazing
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