



Committee Report

Planning Committee South – 26 March 2024

Application no DC/23/4590/FUL

Location

51 The Street
Brandeston
Suffolk
IP13 7AA

Expiry date 23 January 2024

Application type Full Application

Applicant Ellen and Madeleine Hutson

Parish Brandeston

Proposal Construction of new 2 bedroom one and a half storey dwelling

Case Officer Natalie Webb

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1. Summary

- 1.1. This application seeks the construction of a new two-bedroom, one and a half storey dwelling on land adjacent to 51 The Street, Brandeston, IP13 7AA.
- 1.2. This application was presented to the referral panel on 12 March 2024 as officers are 'minded to' approve contrary to the objection received from the parish council. The referral panel considered that there were material planning considerations which warranted consideration by the Planning Committee.
- 1.3. Brandeston Parish Council's objection is as follows:

"1. In terms of the size and scale of proposed dwelling, the PC consider the footprint of the design to be too large and too wide for the area of land in which it is to sit.

2. The roof height is nearly 1.5m above that of no.51 The Street, although no.51 is not a listed building the location is within a conservation area with a mix of older more traditional houses.

(Although the house to the left of no.51 has a roof line above that of the rest of the street, the longterm parishioners suggest the it was built taller than permitted. It is not kind to the eye so the PC do not wish this mistake' to happen again.)

3. Referring to comments nos. 1 & 2, the PC would look more favourably on a design with a smaller narrower footprint, a lower roof-line, set-back from the line of no.51. In summary, a dwelling subservient to no.51.

4. The Brandeston PC HNS identified a need for accessible 2 bed dwellings.

5. The Ecology report is missing.

6. The PC want to understand the actual details of the materials of the finish, the location being in a conservation area. (Colour, windows etc.)

7. Any design should make provision for surface water run-off/ flooding, there is an issue with water run-off in this area of Brandeston, the houses opposite can flood.”

- 1.4. The application is considered to accord with Local and National Policies and the concerns raised by the Parish Council are considered to be adequately addressed below such that the recommendation is to approve planning permission.

2. Site Description

- 2.1. Brandeston is identified as 'Small Village' in the settlement hierarchy of the Local Plan (SCLP3.2). The site is located within the settlement boundary shown on the policies maps (SCLP3.3 and Map 09). This also shows that the site is within the Brandeston Conservation Area.
- 2.2. The host dwelling is not listed and there are no listed buildings within the immediate surroundings of the site.
- 2.3. There are a number of ponds within the vicinity of the site. There appears to be an existing vegetated boundary to the west, although it is unclear whether the planting here is within the ownership of the applicants or neighbouring dwelling (Willow Lodge).
- 2.4. The site is not located within flood zones 2 or 3 and is at low risk of surface water flooding.

3. Proposal

- 3.1. The proposed dwelling is a one and half storey dwelling. The existing garage building on the site frontage would be removed to accommodate the plot. The existing shed to the rear would be retained as part of the new dwelling's curtilage.
- 3.2. Both the existing and proposed dwellings would have their own parking/access and amenity areas. Some vegetation will need to be removed to provide the access, with additional trees within the site (some fruit trees) to be removed for the dwelling.
- 3.3. The dwelling would comprise of a living room, kitchen/dining area, utility and W.C on the ground floor, with two bedrooms and a family bathroom at first floor. The dimensions of the dwelling are a depth of 11.607m by 9.196m in width, ridge height of 6.954m (3.6m to the

eaves) on the one and a half storey section and 5.154m (2.55m to the eaves) on the single-storey section.

- 3.4. Material finishes for the dwelling have not been provided at this stage although are indicated to be a light colour render above brick plinth with pantile roof on the proposed street scenes; material specifications are therefore sought by condition.

4. Consultees

Third Party Representations

- 4.1. A total of nine representations were received which object to the application on the following grounds;

- The new dwelling would be approximately 1.5m higher than the existing thatched cottage;
- Overdevelopment/too wide for the plot;
- Harm to the street scene;
- Design is bland;
- Single-storey dwelling would be more in-keeping / meet housing needs;
- The dwelling does not provide adequate living accommodation on the ground floor;
- Material finishes have not been confirmed;
- Contrary to SCLP5.2 / SCLP5.7;
- Impact on heritage asset/listed building/conservation area;
- Position of building is unclear as contradictory information in submission;
- Overshadowing;
- Loss of trees;
- Impact on wildlife;
- Impact on ponds;
- Surface water flood risk - houses to the north have flooded.

- 4.2. In addition to the above, two representations of support were received from 51 The Street and The Queen, Brandeston. A further two representations of support were also received from outside of the district, which commented in favour of a new smaller sized family home in the village.

- 4.3. The above is a summary of comments received. Full comments can be viewed on the Council's website.

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|--|-----------------|---------------------|
| Brandeston Parish Council | 6 December 2023 | 20 December 2023 |
| <p>Summary of comments: Brandeston PC Object to the application.</p> <p>1. In terms of the size and scale of proposed dwelling, the PC consider the footprint of the design to be too large and too wide for the area of land in which it is to sit.</p> <p>2. The roof height is nearly 1.5m above that of no.51 The Street, although no.51 is not a listed building the location is within a conservation area with a mix of older more traditional houses. (Although the house to the left of no.51 has a roof line above that of the rest of the street, the longterm parishioners suggest the it was built taller than permitted. It is not kind to the eye so the PC do not wish this mistake' to happen again.)</p> <p>3. Referring to comments nos. 1 & 2, the PC would look more favourably on a design with a smaller narrower footprint, a lower roof-line, set-back from the line of no.51. In summary, a dwelling subservient to no.51.</p> <p>4. The Brandeston PC HNS identified a need for accessible 2 bed dwellings.</p> <p>5. The Ecology report is missing.</p> <p>6. The PC want to understand the actual details of the materials of the finish, the location being in a conservation area. (Colour, windows etc.)</p> <p>7. Any design should make provision for surface water run-off/ flooding, there is an issue with water run-off in this area of Brandeston, the houses opposite can flood.</p> | | |

Statutory consultees

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| Natural England | 6 December 2023 | 18 December 2023 |
| <p>Summary of comments: Unable to access information via public access.</p> | | |

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| SCC Highways Department | 6 December 2023 | 21 December 2023 |
| <p>Summary of comments: Holding objection; more information required in respect of visibility splays.</p> | | |

Non statutory consultees

| Consultee | Date consulted | Date reply received |
|--|-----------------|---------------------|
| East Suffolk Environmental Protection | 6 December 2023 | 8 December 2023 |
| Summary of comments: Recommends a condition for the unexpected discovery of land contamination. | | |

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| East Suffolk Ecology | 6 December 2023 | 21 December 2023 |
| Summary of comments: Conditions recommended. | | |

| Consultee | Date consulted | Date reply received |
|--|-----------------|---------------------|
| East Suffolk Landscape Team | 6 December 2023 | 20 December 2023 |
| Summary of comments: No objection - condition recommended to secure the tree protection measures and working methods. | | |

| Consultee | Date consulted | Date reply received |
|---|----------------|---------------------|
| SCC Fire And Rescue Service | N/A | 12 December 2023 |
| Summary of comments: Informative information about access to water and fire fighting facilities, including advisory note on the installation of sprinkler systems. | | |

Reconsultation consultees

| Consultee | Date consulted | Date reply received |
|---|-----------------|---------------------|
| SCC Highways Department | 1 February 2024 | 21 February 2024 |
| Summary of comments: Holding objection removed. Conditions recommended | | |

| Consultee | Date consulted | Date reply received |
|---|------------------|---------------------|
| East Suffolk Ecology | 19 December 2023 | 8 January 2024 |
| Summary of comments: No further comments | | |

| Consultee | Date consulted | Date reply received |
|--|------------------|---------------------|
| Natural England | 19 December 2023 | 11 January 2024 |
| Summary of comments: No objection subject to securing RAMS contribution/mitigation. | | |

| Consultee | Date consulted | Date reply received |
|---|------------------|---------------------|
| East Suffolk Landscape Team | 19 December 2023 | 28 December 2023 |
| Summary of comments: Development will not have a significant detrimental impact on the local landscape or the character of the Conservation Area in arboricultural terms. No objections and recommend that any granted permission includes a condition to secure the tree protection measures and working methods. | | |

Publicity

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|-------------------|------------------|----------------|--------------------------|
| Conservation Area | 14 December 2023 | 9 January 2024 | East Anglian Daily Times |

Site notices

| | |
|---------------------|--|
| General Site Notice | Reason for site notice: Conservation Area Date posted: 16 December 2023 Expiry date: 10 January 2024 |
|---------------------|--|

5. Planning policy

National Planning Policy Framework 2023

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

- 6.1. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the district (former Suffolk Coastal area) consists of "The East Suffolk Council - Suffolk Coastal Local Plan (adopted 23 September 2020)".

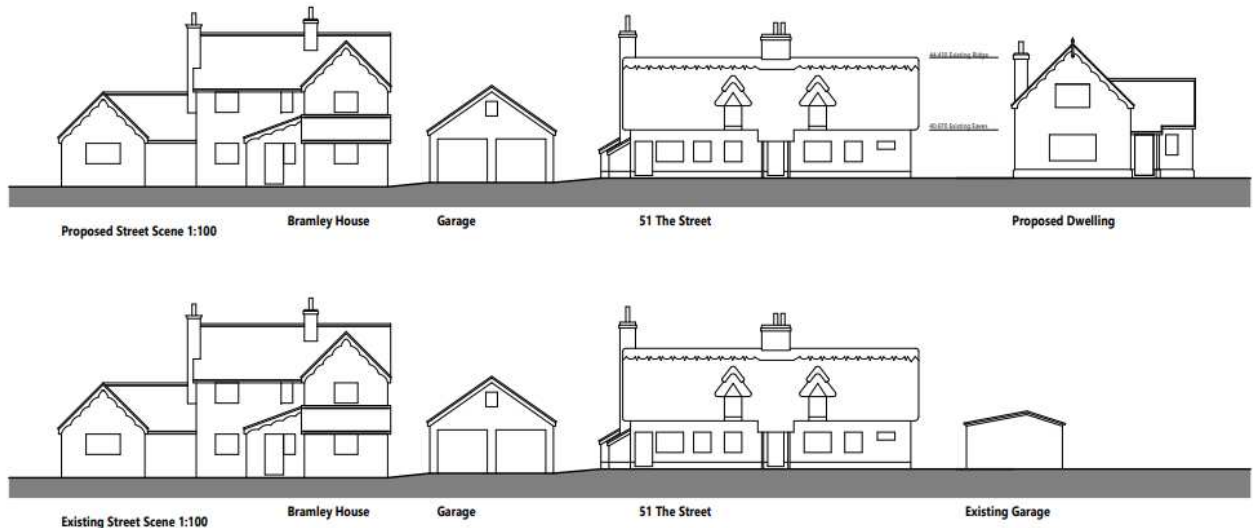
Principle of Development (including Conservation Area Impact):

- 6.2. Brandeston is identified as 'small village' in the settlement hierarchy of the Local Plan (SCLP3.2). The site is located within the settlement boundary shown on the policies maps (SCLP3.3 and Map 09).
- 6.3. In accordance with SCLP5.2, residential development will be permitted within defined settlement boundaries where it is either a small group of dwellings of a scale appropriate to the size, location and character of the village or infill development (in accordance with Policy SCLP5.7). Therefore, subject to compliance with other plan policies it is considered that the principle of development is acceptable.
- 6.4. Infill development is that which takes place in a gap between existing buildings. Garden development is that which takes place in the garden of an existing dwelling, often to the rear. The Local Plan policies provide for infill development in certain circumstances, and

notes that infill developments provide a valuable contribution to housing supply and the mix and type of housing delivered.

- 6.5. Infill development can have the potential to harm the character of a streetscape if not carefully designed or if it takes place on unsuitable sites such as those which are too small. In addition, development of backland or garden plots can impact on the landscape if they encroach into the countryside or can raise amenity issues within built up areas. This issue is recognised in the National Planning Policy Framework which states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 6.6. Therefore, in accordance with SCLP5.7, proposals for infill development or residential development within existing gardens will be supported where:
- a) The scale, design and materials would not result in harm to the street scene or character of the area;*
 - b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;*
 - c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;*
 - d) Existing and proposed dwellings have sufficient curtilage space; and*
 - e) The proposals are otherwise in accordance with the housing policies of the Local Plan.*
- 6.7. The Brandeston Conservation Area Appraisal makes specific reference to the western end of The Street: "The western part of The Street has a linear form and an interesting mix of traditional building types and styles. The centre piece is one of the most attractive groups of vernacular buildings in the whole District. The grade II listed rendered timber-framed cottages on the north side of The Street, numbers 33-43, with their steeply pitched long straw thatched roofs (some in replacement reed) and their attractive detailing are the highlight of the village. The western end of the Conservation Area, like the eastern end, is marked by a traditional farm complex at Red House Farm. The buildings here, being located close to the road, enclose the village street more and mark a positive and appropriate edge to the built-up part of the village."
- 6.8. The proposed development is not considered to undermine the western approach into the village, with the development located within the existing 'bookends' of the village. The proposed dwelling has given consideration to architectural detailing found on adjacent properties. Whilst material finishes have not yet been confirmed the indicative finishes are considered to be in-keeping with the surrounding development form. Whilst there is a relatively continuous building line, there are examples of some dwellings having a slight set back along The Street. The dwelling is also of similar design to other dwellings in close proximity to the site.
- 6.9. Concern has been raised over the height of the proposed dwelling, being higher than that of no. 51. It is noted that Bramley House is slightly taller than no.51 within the streetscene. Whilst it is noted that preference is for the proposed dwelling to be lower in scale than no.51, Bramley House does set some precedent in respect of building height.

6.10. The proposed dwelling is also shown to be lower than the building line of Bramley House, a full two storey dwelling as opposed to the one and a half storey dwelling proposed here. Submitted drawing 03A shows that the proposed dwelling will have a height at 6.95m at the highest point. This indicates that the proposed dwelling would be 800mm above that of no.51 as shown below:



6.11. With the varying buildings heights along the street, the new dwelling would not look out of place. This, in addition to the set back behind no.51 and no visible bulk fronting the highway due to the 'gable-on' orientation, is not considered to be contrary to the aspirations of SCLP11.1 which seeks to ensure that the height and massing of developments should be well related to that of their surroundings.

6.12. The agent has advised that consideration was given to the design of a bungalow, but the scale of the plot and the style of other properties along the street lends itself to a cottage style property. This proposal is in keeping with the style of cottages in the area including the roof pitch which, if lowered, would not look as appealing, and wouldn't function as a one and a half storey property due to the headroom required.

6.13. Both the existing and proposed dwelling would have sufficient curtilage space, which provides both with private amenity space and space for parking and turning.

6.14. It is noted that the supporting statement refers to the dwelling being located behind an existing fir tree which would be retained on the site frontage. The submitted Arboricultural Impact Assessment (AIA) also shows this tree to be retained. A number of other trees on the site are proposed to be removed, although these are small, low quality trees and the loss of these are not considered to have an adverse impact on public amenity. The Council's Arboricultural Officer is satisfied with the submitted AIA and confirmed that the tree protection measures and working methods contained within the report will safeguard against undue harm. Compliance with these will ensure that the development will not have a significant detrimental impact on the local landscape or the character of the Conservation Area in arboricultural terms. A condition is recommended for the development to be

undertaken in accordance with the tree protection measures and working methods set out in the AIA.

- 6.15. The development has no windows on the side elevations, thus would not result in any direct overlooking to neighbouring dwellings. Setting the dwelling back slightly within the plot also has the advantage of not impacting the side ground floor windows of no.51 The Street. Due to the set back, distance between dwellings and existing vegetation, the dwelling would not result in any loss of light, privacy, result in overshadowing or be overbearing such that permission should be refused. The use of the site for residential use, will not have any additional noise or odour issues beyond that of a residential dwelling post construction. Details of boundary treatment are however sought by condition, with particular regard to the boundary with no.51 The Street.
- 6.16. Following the submission of further details in respect of visibility splays, Suffolk County Council as Highways Authority has not objected to the proposal on highways safety grounds, rather they have recommended conditions to be included with any grant of permission.
- 6.17. In accordance with the above, the development is considered to accord with SCLP3.2, SCLP3.3, SCLP5.2, SCLP5.7, SCLP7.2, SCLP11.1, SCLP11.2 and SCLP11.5.

Ecology & RAMS:

- 6.18. The Council's Ecologist has reviewed the submitted Preliminary Ecological Appraisal (JP Ecology, December 2023, Rev 1) and is satisfied with the conclusions of the consultant. Conditions have been recommended in the event that permission is granted.
- 6.19. In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Sandlings SPA and Deben Estuary SPA/Ramsar) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This has been secured prior to the application being determined in accordance with SCLP10.1.

7. Conclusion

- 7.1. For the reasons given above the proposal is considered to accord with SCLP3.2, SCLP3.3, SCLP5.2, SCLP5.7, SCLP7.2, SCLP10.1, SCLP10.4, SCLP11.1, SCLP11.2 and SCLP11.5.

8. Recommendation

- 8.1. Approve planning permission, subject to the conditions set out below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's LDA-367-03A, LDA-367-02B, LDA-367-01 received 28 November 2023, LDA-367-06 received 20 December 2023 and LDA-367-07 received 31 January 2024.

Reason: For avoidance of doubt as to what has been considered and approved.

3. No development shall commence above slab level until details of the roof, wall materials and finishes to be used have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory appearance of the development in the interests of visual amenity.

4. Within three months of the commencement of development, details of all proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The approved means of boundary treatment shall be implemented prior to the first occupation of the dwelling and retained thereafter.

Reason: In the interests of visual and residential amenity.

5. No development shall commence, or any materials, plant or machinery be brought on to the site, until the approved scheme of protective fencing has been implemented. At no time during the development shall there be any materials, plant or equipment stored, or building or excavation works of any kind undertaken, beneath the canopies of the trees and hedges. All fencing shall be retained and maintained until the development is complete.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

6. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting the said Order, no development of any kind specified in Part 1, Classes B and C of Schedule 2 of the said Order shall be carried out unless planning permission has been granted for such.

Reason: In order that the Local Planning Authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment.

7. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the submitted Preliminary Ecological Appraisal (JP Ecology, December 2023, Rev 1).

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

8. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction,

demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Before the access is first used visibility splays shall be provided as shown on Drawing No. LDA-367-07 with an X dimension of 2.4 metres and a Y dimension of 43 metres (tangential to the nearside edge of the carriageway) and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action, and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action if necessary.

10. No other part of the development hereby permitted shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Suffolk County Council drawing no. DM01; with an entrance width of 3 metres. Thereafter, it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

11. Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with

details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

12. The use shall not commence until the area within the site shown on drawing LDA-367-07 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking and manoeuvring of vehicles is provided and maintained, where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

13. Before the development is commenced details of electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking 2023.

14. Before the development is commenced details of the areas to be provided for the secure, covered and lit cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2023.

15. Before the development is commenced, details of the areas to be provided for the storage and presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway

16. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

17. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity, particularly given the loss of frontage hedgerow and garden fruit trees.

18. The approved tree/shrub planting scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

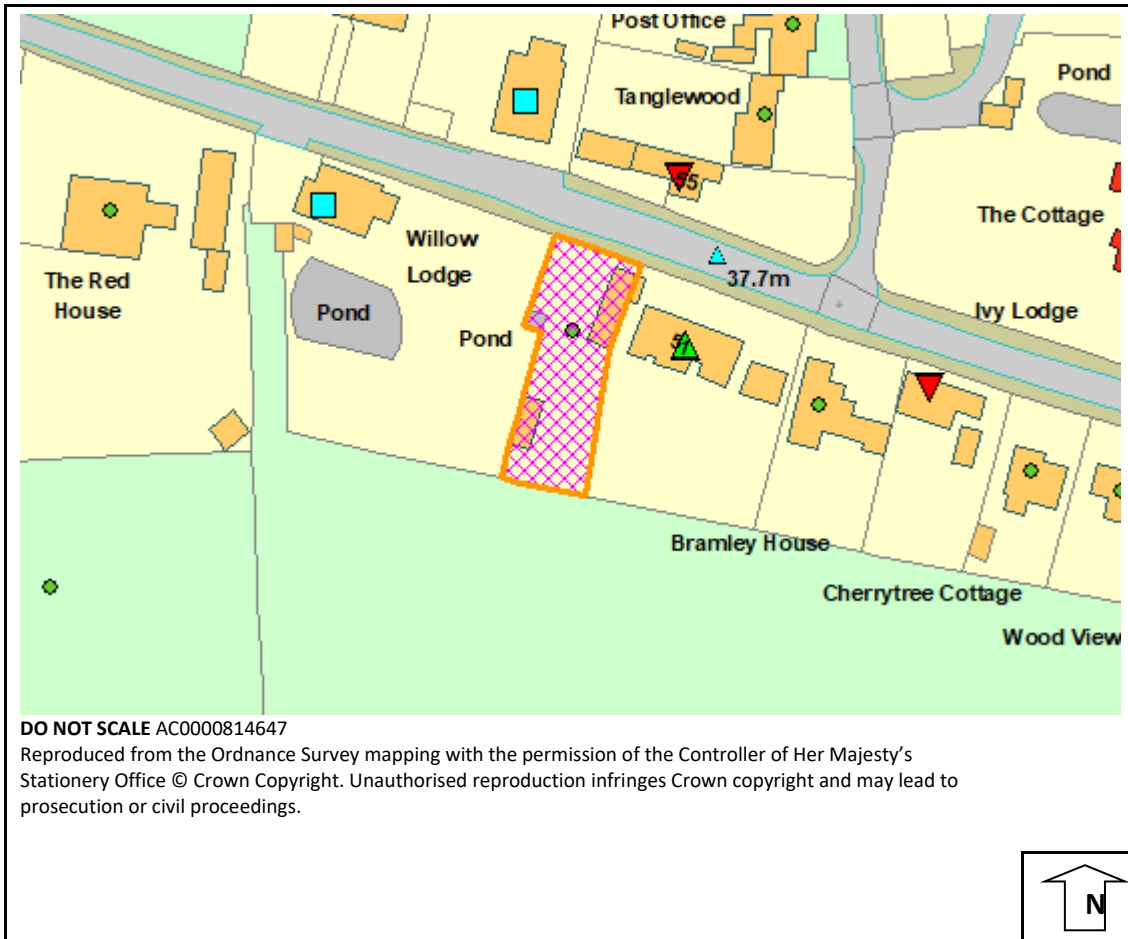
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk
3. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Background information

See application reference DC/23/4590/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support