

## Item 10

DC/23/3492/FUL

Construction of one dwelling  
Hungarian Lodge,  
High Street  
Ufford



## Reason for Committee

A similar scheme was presented to Planning Committee in August where Members resolved to recommend refusal due to its adverse impact on residential amenity, following a site visit. The application was withdrawn prior to formal determination.

This application has been called in to Committee by the Head of Planning and Coastal Management.

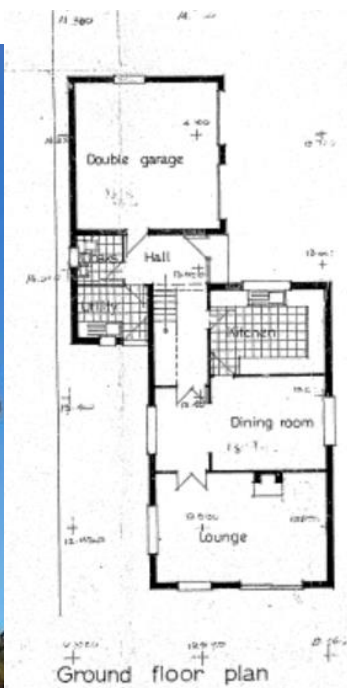
# Site Location Plan











Ground floor plan



First floor plan











View from W5  
(neighbour's dining room)  
facing towards application  
site

# Proposed block plan



g entrance for rian Lodge

ungarian edge

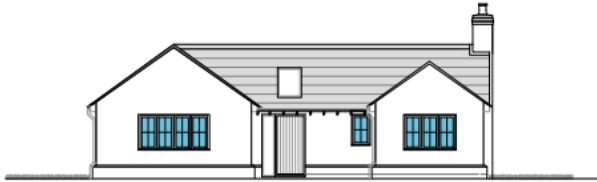
11

Plot 1

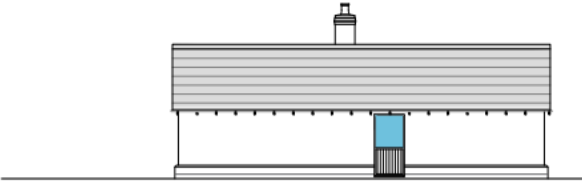
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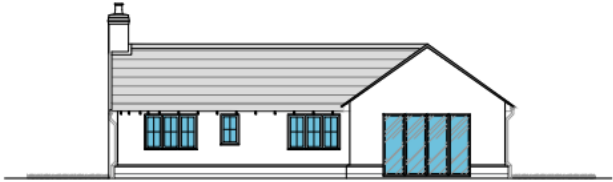
# Proposed elevations and floorplans



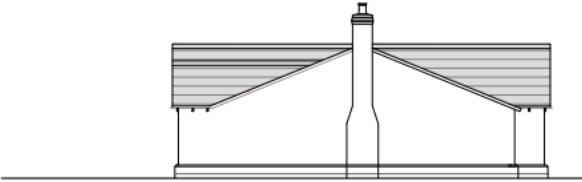
Proposed Front Elevation  
Scale 1:100



Proposed Side Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100

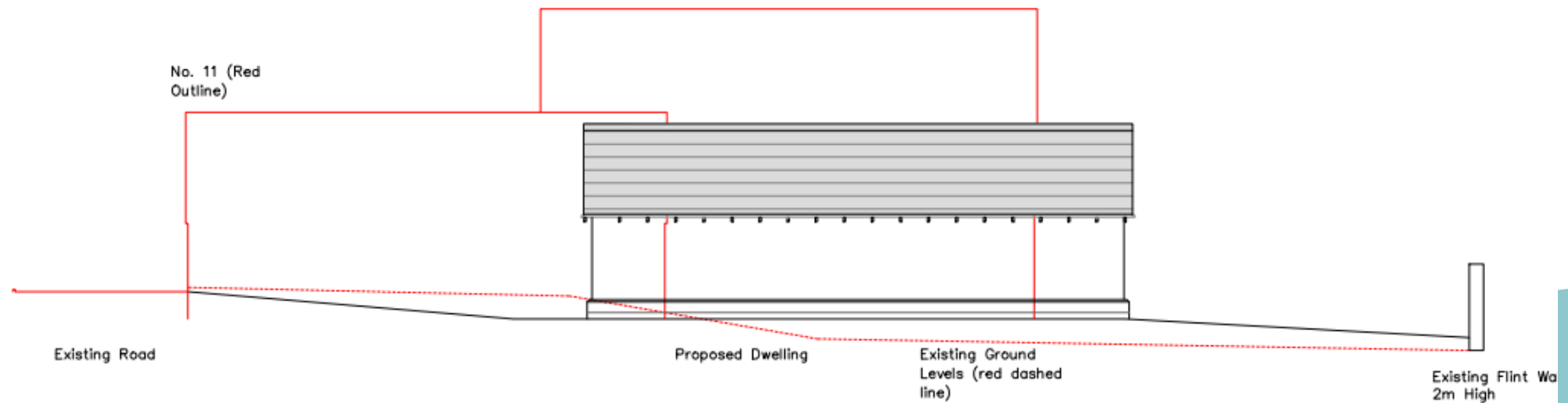
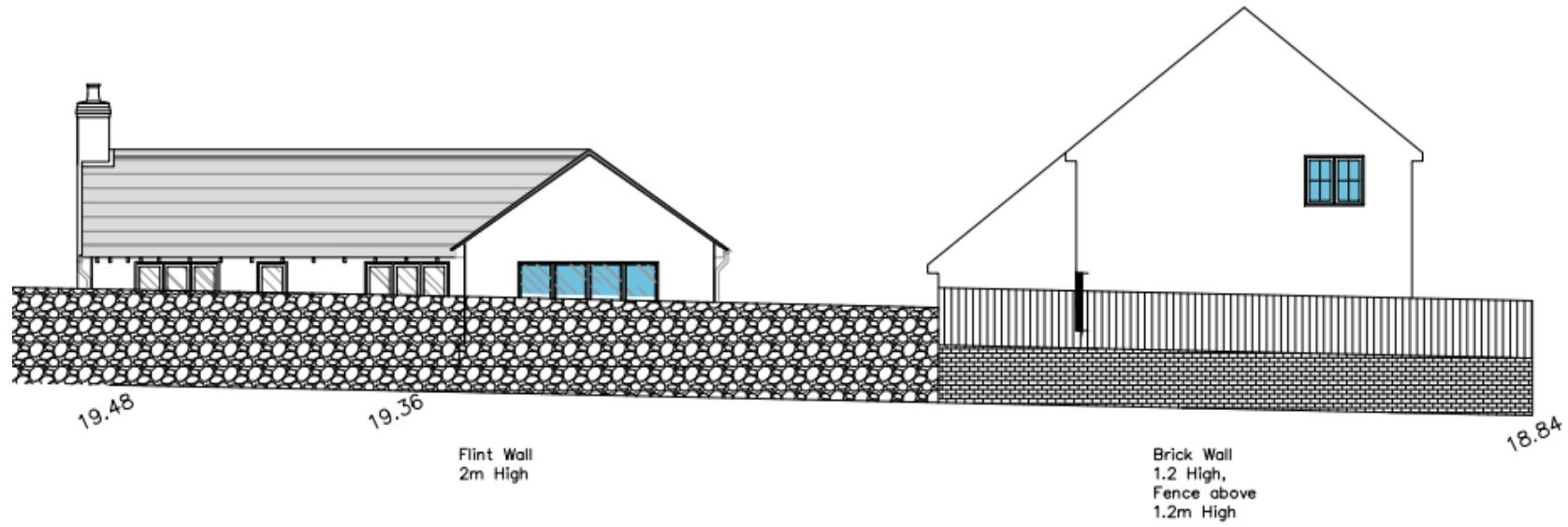


Proposed Side Elevation  
Scale 1:100




Eaves height 2.4m  
Ridge height 4.5m

# Proposed Sections





## Main Considerations

- Principle of Development
  - Highways
  - Design and appearance of proposed dwelling
  - Impact on neighbour's residential amenity particularly with regards to light and privacy for occupiers of the proposed dwelling as well as neighbouring residents
- 

# Recommendation

APPROVE subject to controlling conditions (summarised below)

1. Standard time limit
2. Approved plans/drawings
3. The materials and finishes as submitted
4. If contamination is found, lpa to be notified.
5. New access to be laid out and completed
6. New access onto the highway shall be properly surfaced with a bound material
7. Parking area to be provided and retained
8. Details of secure, lit and covered cycle storage and electric vehicle charging infrastructure
9. Details showing the means to prevent the discharge of surface water from the development onto the highway
10. Details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins
11. Details of all boundary treatments to be agreed
12. Landscaping plan to be agreed
13. Implementation of landscaping scheme





## Private amenity land at Hungarian Lodge: Design evolution



### May 2022:

- Positive pre app
- Logical infill within settlement boundary
- Private amenity land so no loss of open space
- Relationship with number 11, depth of plot and footprint all in keeping with the pattern of Lodge Road

### Dec 2022:

- Application submitted for a 4 bed, two storey house based on pre-app proposal (ref DC/22/4985/FUL)





## Response to the Committee's request



### April 2023:

- 4-bed 2 storey house reduced to a 3-bed bungalow in response to comments received (particularly no. 11) and an identified need for new build bungalows in the area
- Gap of approx 4m
- Daylight and sunlight tests passed overall but one window fell just below guidance.
- Majority of committee members voted against officers' recommendation but suggested that the scheme would be acceptable if the gap with no 11 was increased by a further 3 metres.
- Application withdrawn instead of appealing to amend the scheme in line with the Committee's request



### September 23:

- Current application submitted
- Gap increased by 3.1m to approx 7m
- Daylight and sunlight tests comfortably pass to all windows
- Reduced width and additional projection creates a better proportioned, more attractive home with a larger garden



## Conclusion

- Policy compliant scheme supported by officers with no objections from any statutory consultees
- The principle of development was previously accepted by officers and the Committee
- The request by the Committee to move the home has now been met
- Ultimately, working with officers and the Committee has resulted in a better scheme

