

Item 6:

DC/23/4469/VOC

Variation of Condition No. 2, 8 and 12 of DC/20/2417/FUL - Demolition of existing dwelling and associated garage structure. Erection of replacement dwelling - To substitute amended plans to respond to elevational changes, remove leisure restriction on roof terrace and amend timeframe for implementation of landscaping.

32 Thoroughfare, Woodbridge, Suffolk, IP12 1AQ



Update

- A committee site visit was held on 23rd April 2024 following the deferral of the application at the south planning committee on 27th February 2024.
- DC/19/1676/FUL – Demolition of existing dwelling & Associated garage structure. Construction of replacement dwelling. - **Delegated Decision** – Refused
- DC/20/0952/FUL - Demolition of existing dwelling & Associated garage structure. Construction of replacement dwelling. **Committee Decision** – Refused – Appeal Dismissed.
- DC/20/2417/FUL – Demolition of existing dwelling & Associated garage structure. Construction of replacement dwelling. **Delegated Decision** - The variation to the proposal includes the removal of the first floor outside terrace and replaced with a sedum roof.



- The parcel of land at the rear of 32 The Thoroughfare is owned by 8 Doric Place

Images from Site Visit – 32 Thoroughfare



- Image taken from Balcony



- Image of Planting to rear of garden

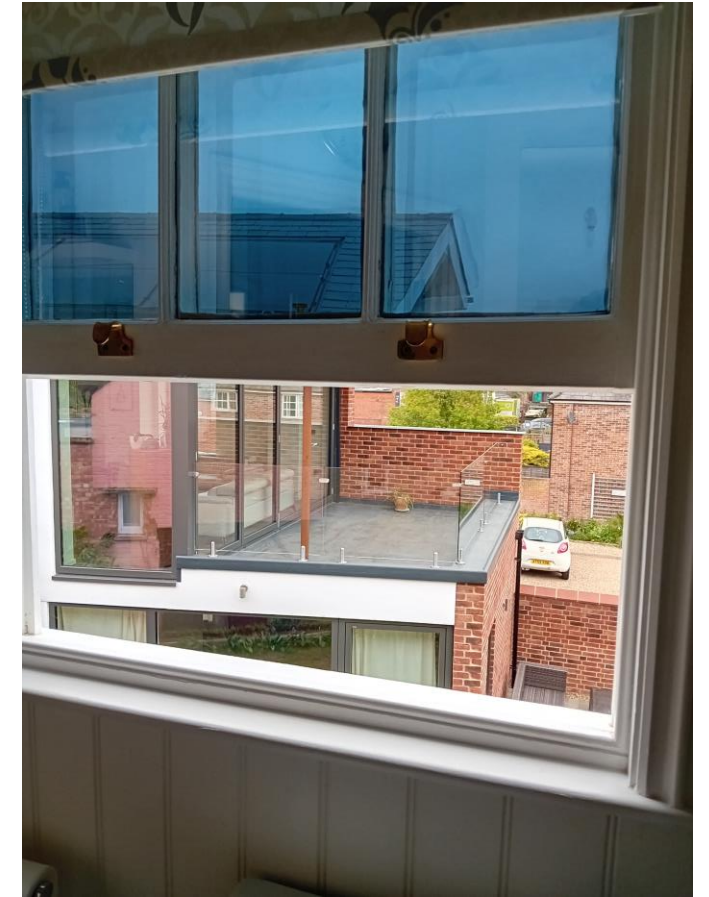
Images from Site Visit – 6 Doric Place



- Downstairs clocks room window



- First Floor Bedroom Window



- First Floor Bathroom Window

Images from Site Visit – 6 Doric Place



- Rear of Garden



- Rear Garden

Reason for Committee

The application is before committee as it was deferred by members of the referral panel due to the planning history on the site.

Consultation Responses

Woodbridge Town Council

WTC were satisfied with the conditions imposed on the original planning application (DC/20/2417/FUL), and therefore recommend refusal of this VOC application.

Ward Member(s)

None received

Statutory Consultee

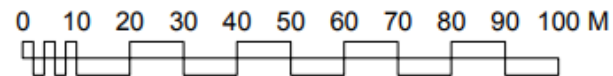
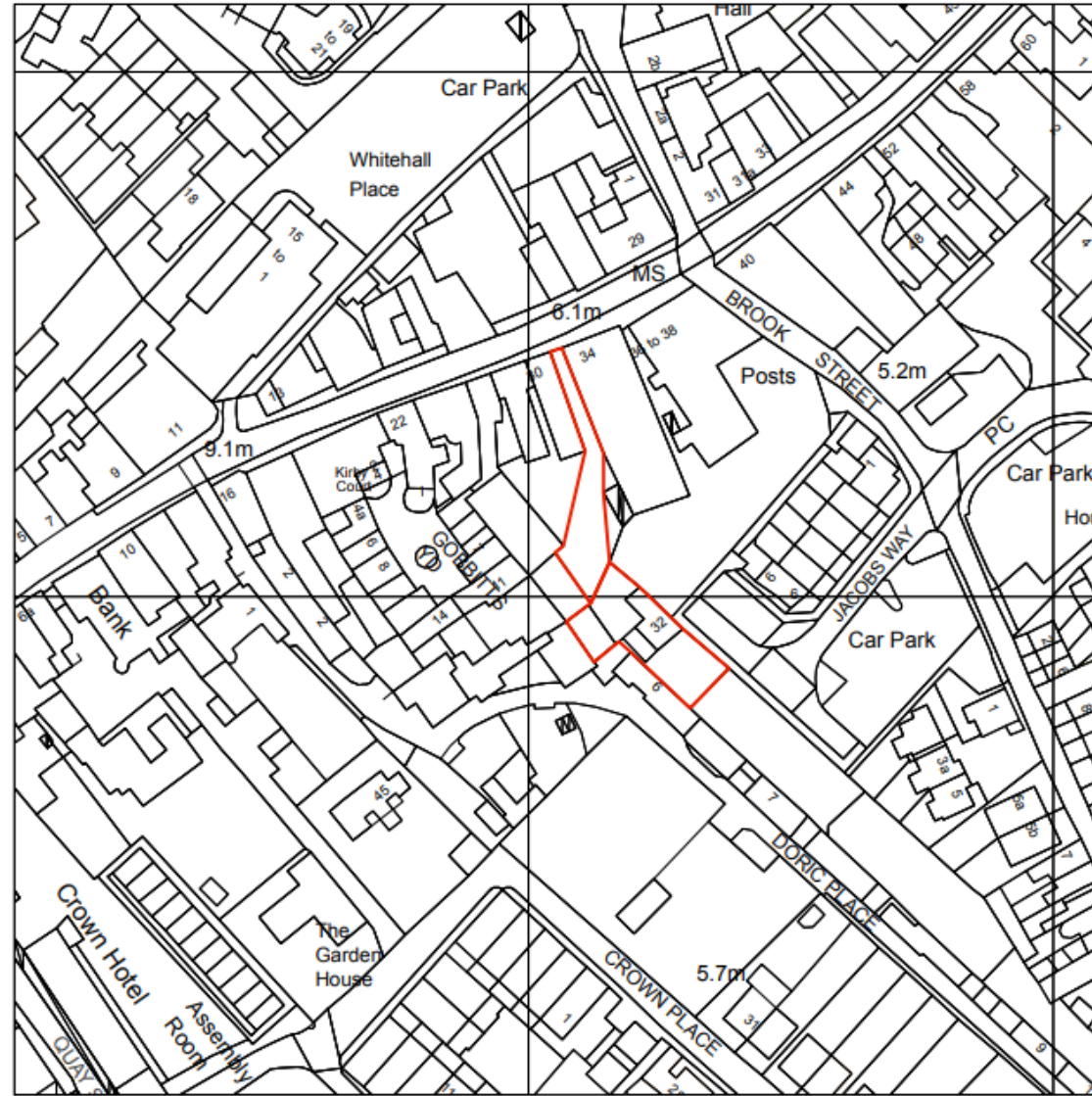
No objections received

Third Party

One objecting property

Two letters of support

Site Location Plan



Aerial Photograph



Photographs Showing changes to the wall north east elevation



- Increase in height of parapet
- Loss of step

Photographs North West and South East Elevation showing window changes



- Minor changes to window design
- Glazed balustrade

- Inclusion of glass balustrade
- Addition of supporting pole
- Changes to the fixed window design
- Inclusion of solid element in apex.

Photographs of rear garden taken internally



Photographs of view from Roof Terrace



Zoomed in view taken from nearest corner of roof terrace



Photographs



Officer photo of side elevation of 6 Doric Place from within site

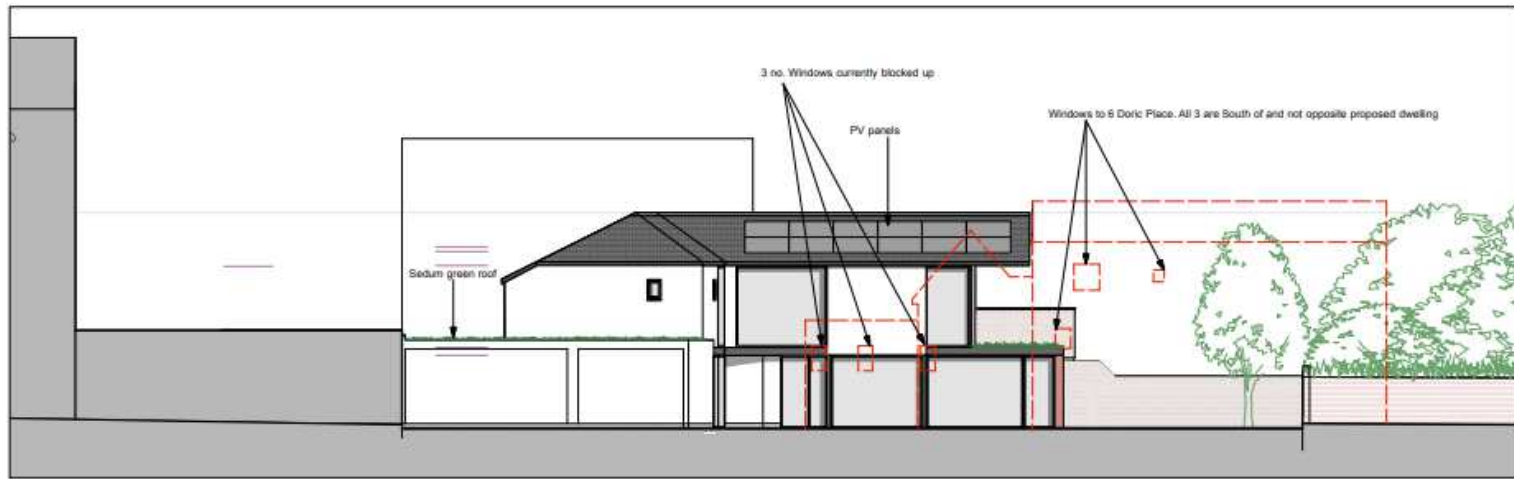


Image taken from Objectors letter of view out of bathroom window

Approved Block Plan



Approved elevations

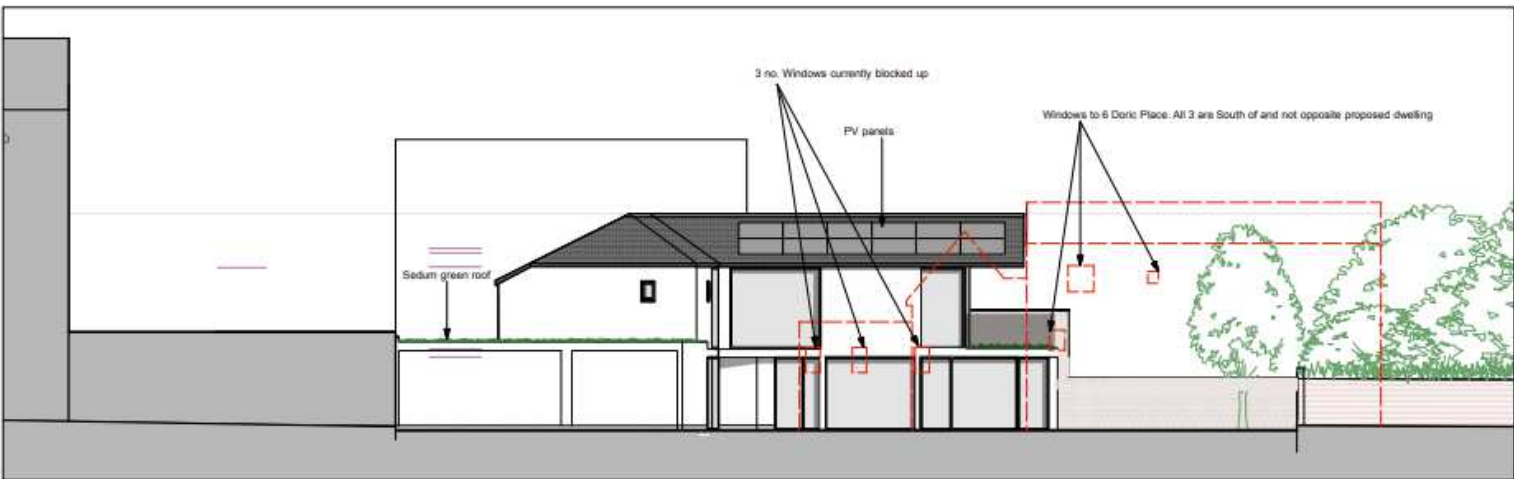


SOUTH WEST

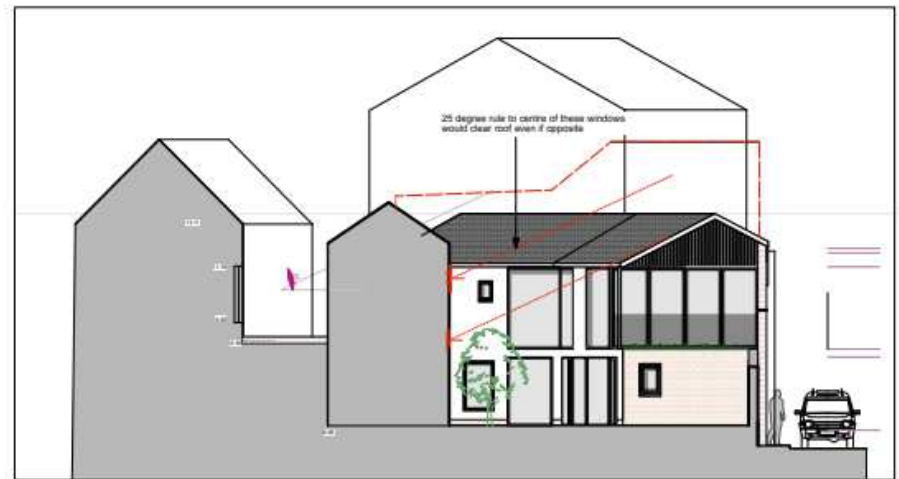


SOUTH EAST

Proposed elevations



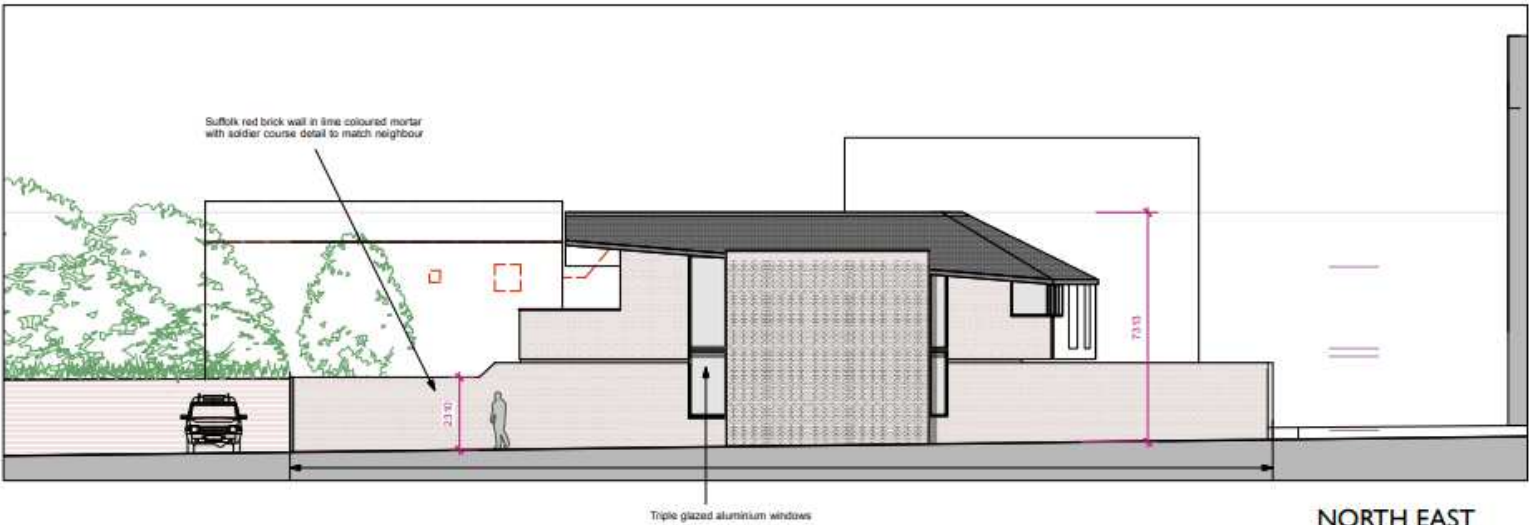
SOUTH WEST



SOUTH EAST

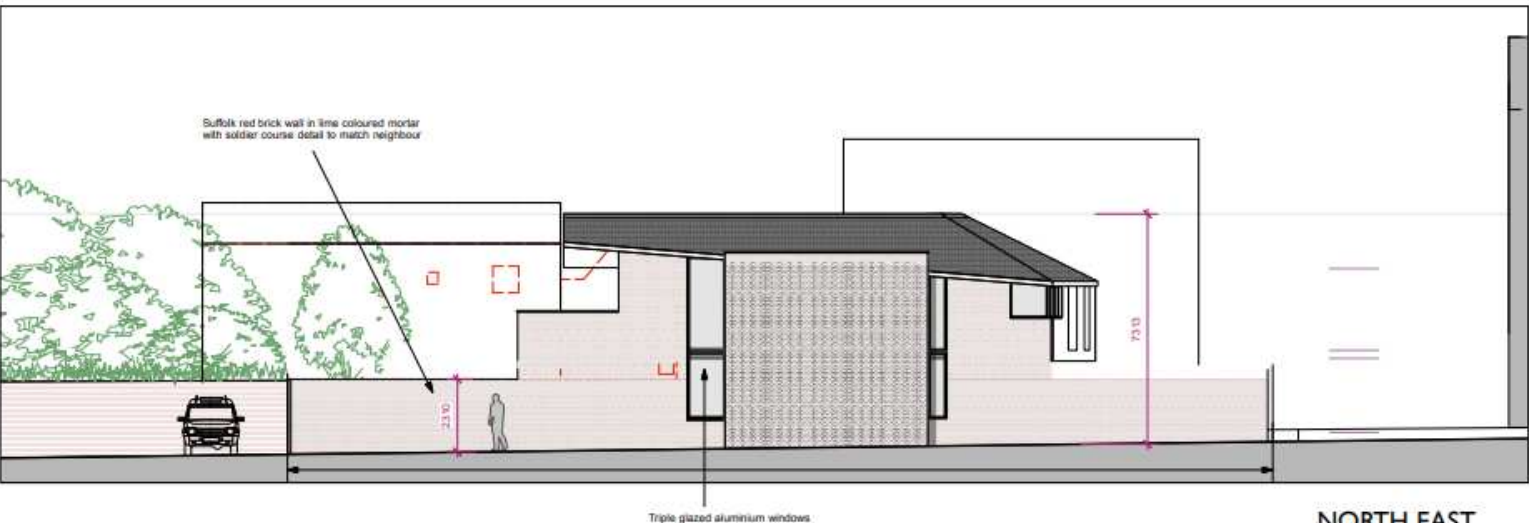
Approved elevations

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Proposed elevations

Without the express written authority of Beach Architects Limited.



Images taken from supporting statement



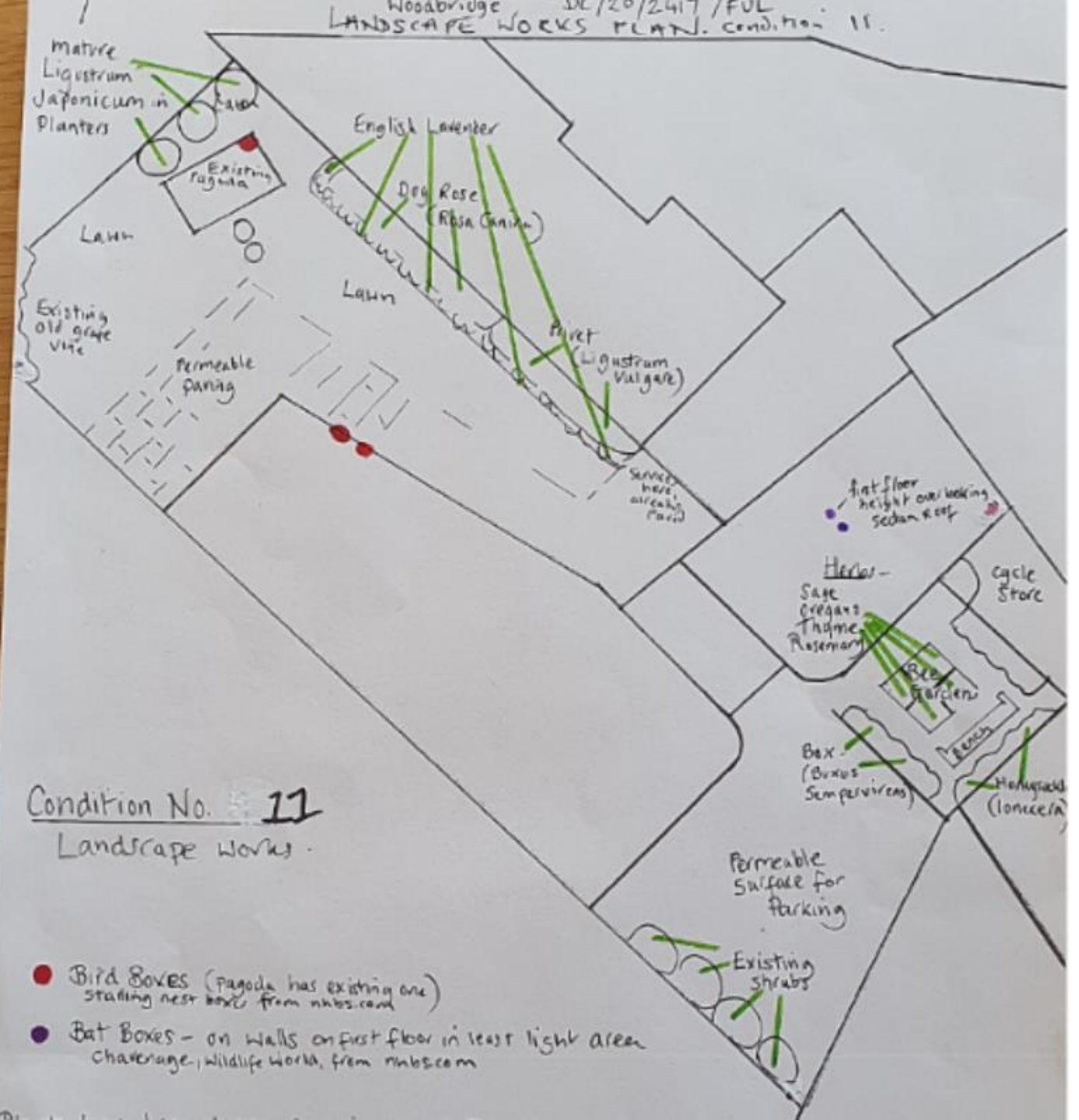
View from roof terrace



**Garden design of 6 Doric Place,
Images provided by third party objector**



Approved Landscape Plan



Material Planning Considerations and Key Policies

The main considerations in relation to the amendments proposed in this VOC are that of design and amenity.

- **SCLP11.1 and SCLP11.4**– Visual Amenity and impact on Conservation Area
 - Amendment to condition 2 to allow for minor elevational changes to previously approved elevation, including construction of glass balustrade around roof terrace and changes to the windows and side wall profile.
- **SCLP 11.2** – Impact on Residential Amenity
 - Removal of condition 8 in relation to the use of the roof terrace to the rear of the property.
 - Amendment to condition 12 to allow for an extension of time to allow for landscaping scheme to be implemented.

Recommendation and Conditions

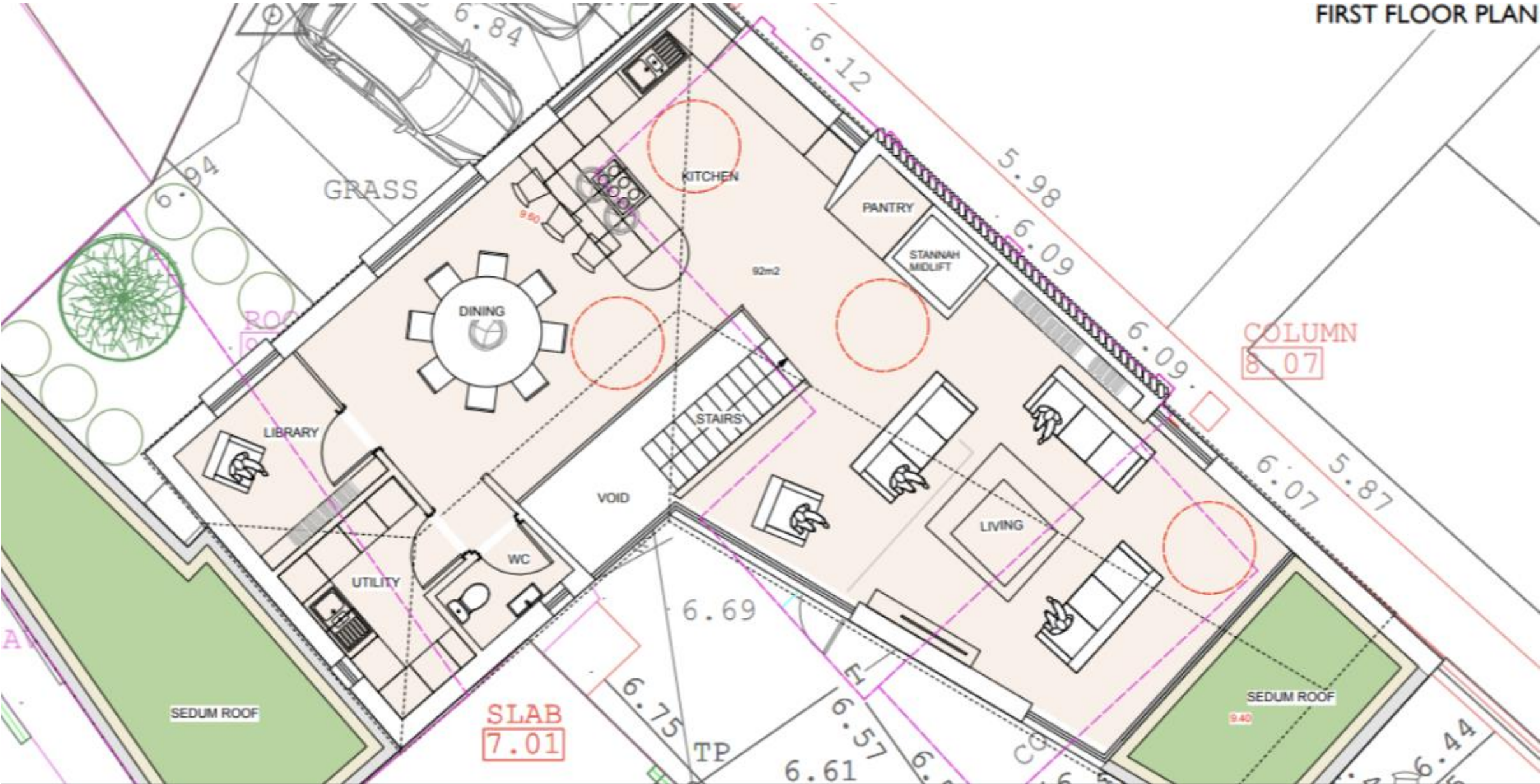
Approval – Subject to the amended conditions noted below:

- Changes to compliance condition in relation to elevational/design changes
- Removal of condition 8 allowing roof terrace to be used as private amenity space
- Amendment to condition 12 in relation to wording:

The approved landscaping scheme under DC/20/4119/DRC shall be implemented not later than the third planting season following Occupation of the approved dwelling 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.

- Other condition amendments to reflect the current position of the development
- Full list of recommended conditions can be seen on pages 56-58 of the committee report.

FIRST FLOOR PLAN





Applicants Slide



Garden at 6 Doric Place completed to Thomas Hoblyn's design plan



Close up of south eastern garden seating area, being the focal point and the most important design feature in my tiny garden at 6 Doric Place



Thomas Hoblyn Garden 6 Doric Place Design Plan 25 August 2017



Garden at 6 Doric Place 13 January 2024, with screening trees in place

