

Item 7

DC/23/2089/FUL

The reinstatement of 14 beach huts, previously sited on the promenade, and the erection of associated wooden platforms located on the beach between the shelter and Spa Pavilion.

14 Beach Huts , Undercliff Road West, Felixstowe, IP11 7ES

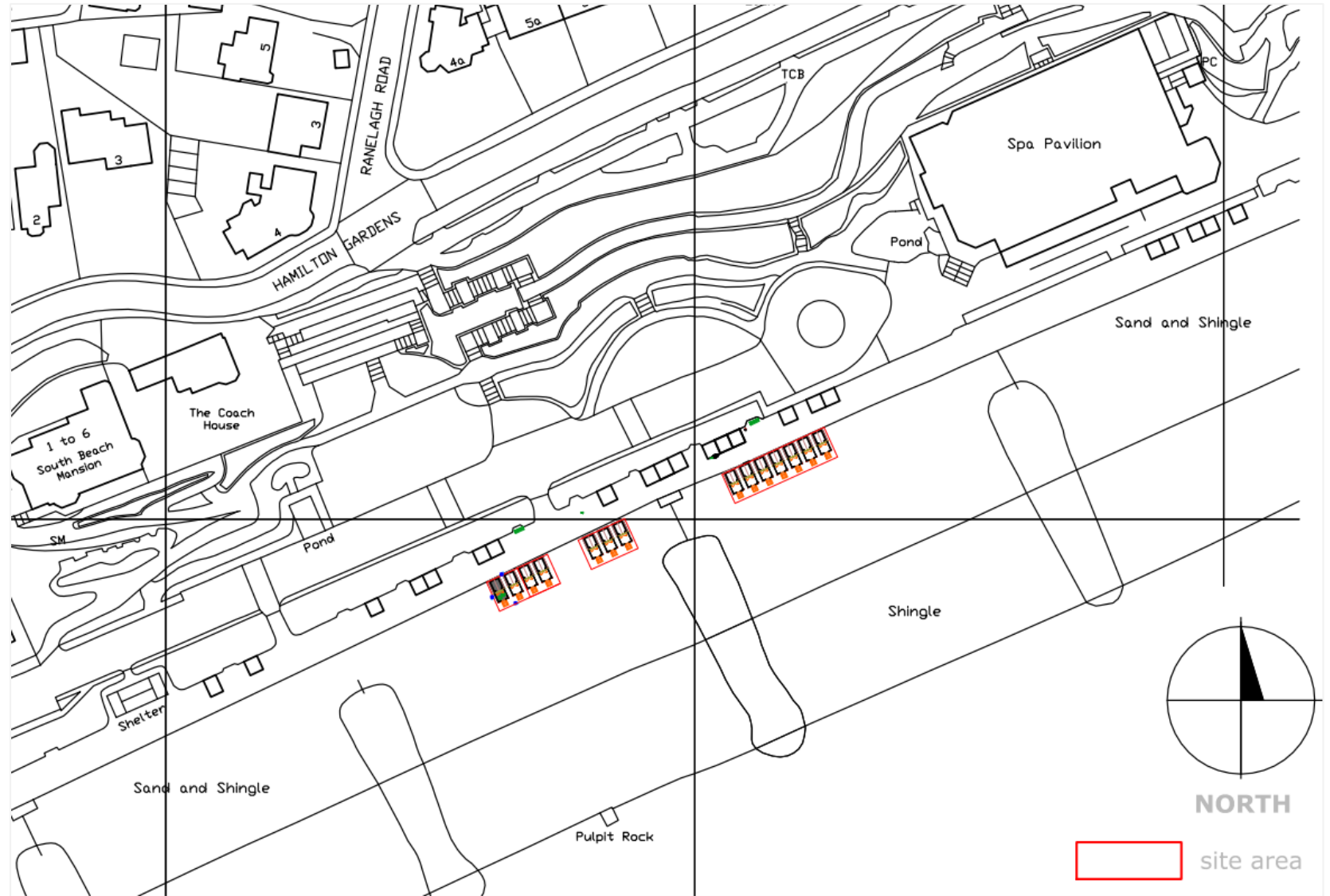


Proposal

At committee as East Suffolk Council are the landowner, although they have not been directly involved with this application.

This application seeks permission for the placement of 14 beach huts and the erection of associated wooden platforms sited southwest of the Spa Pavilion. They are split into three groups – seven, three, and four.

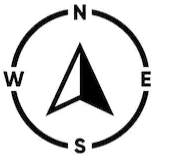
The site totals approximately 256 sq. m.



Site context

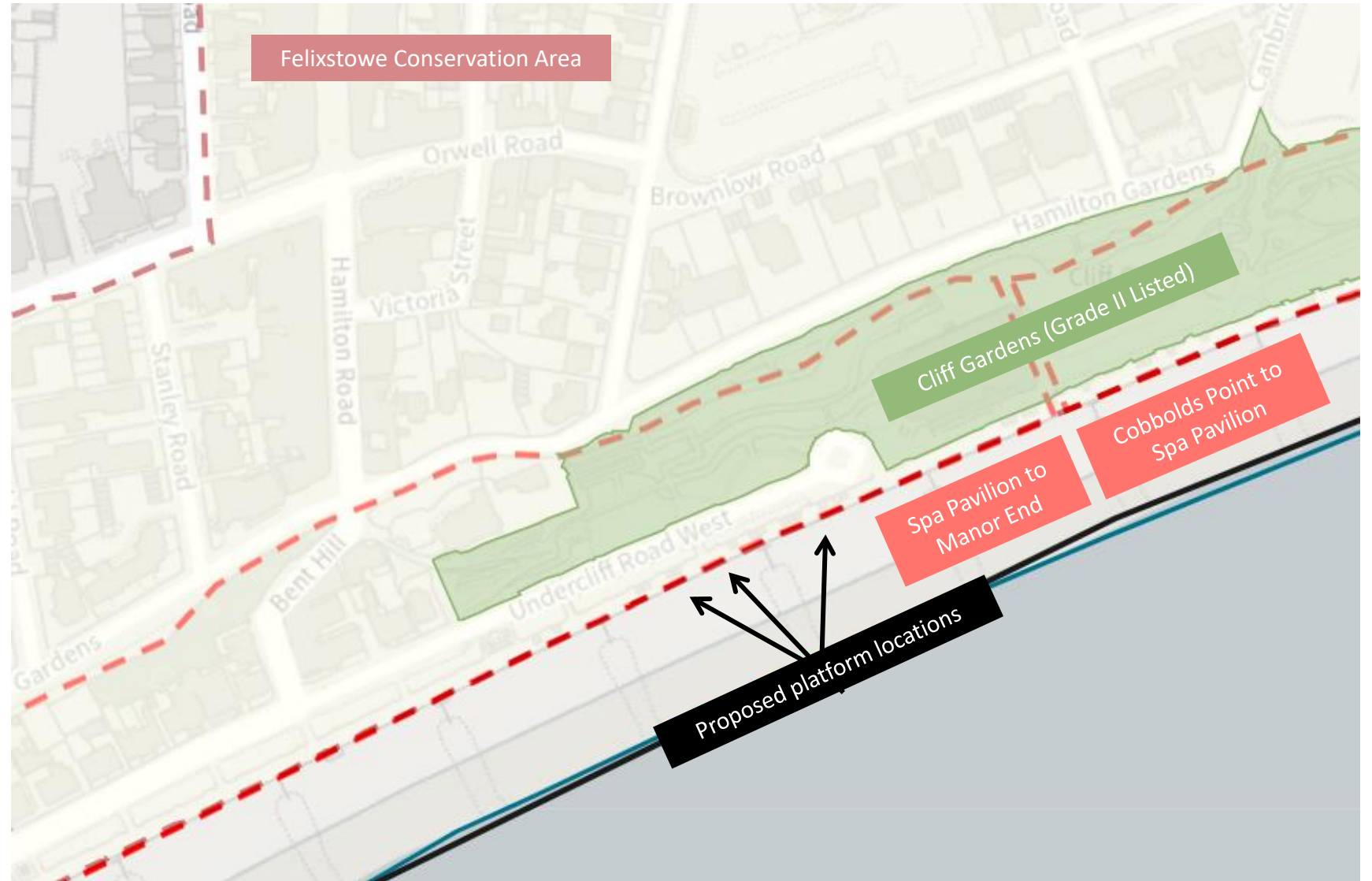


Google Earth Imagery - 2022



Policy context

It is sited within the settlement boundary and adjacent to the area of Felixstowe seafront defined in the local plan as 'Spa Pavilion to Manor End' (policy SCLP12.14), as well as Felixstowe Conservation Area. Grade II Listed Cliff Gardens are located to the north.



Site photos



Looking south-west towards the pier – June 2023



Site photos



Looking south-west from the promenade – June 2023



Site photos



Looking south from the promenade – June 2023



Site photos

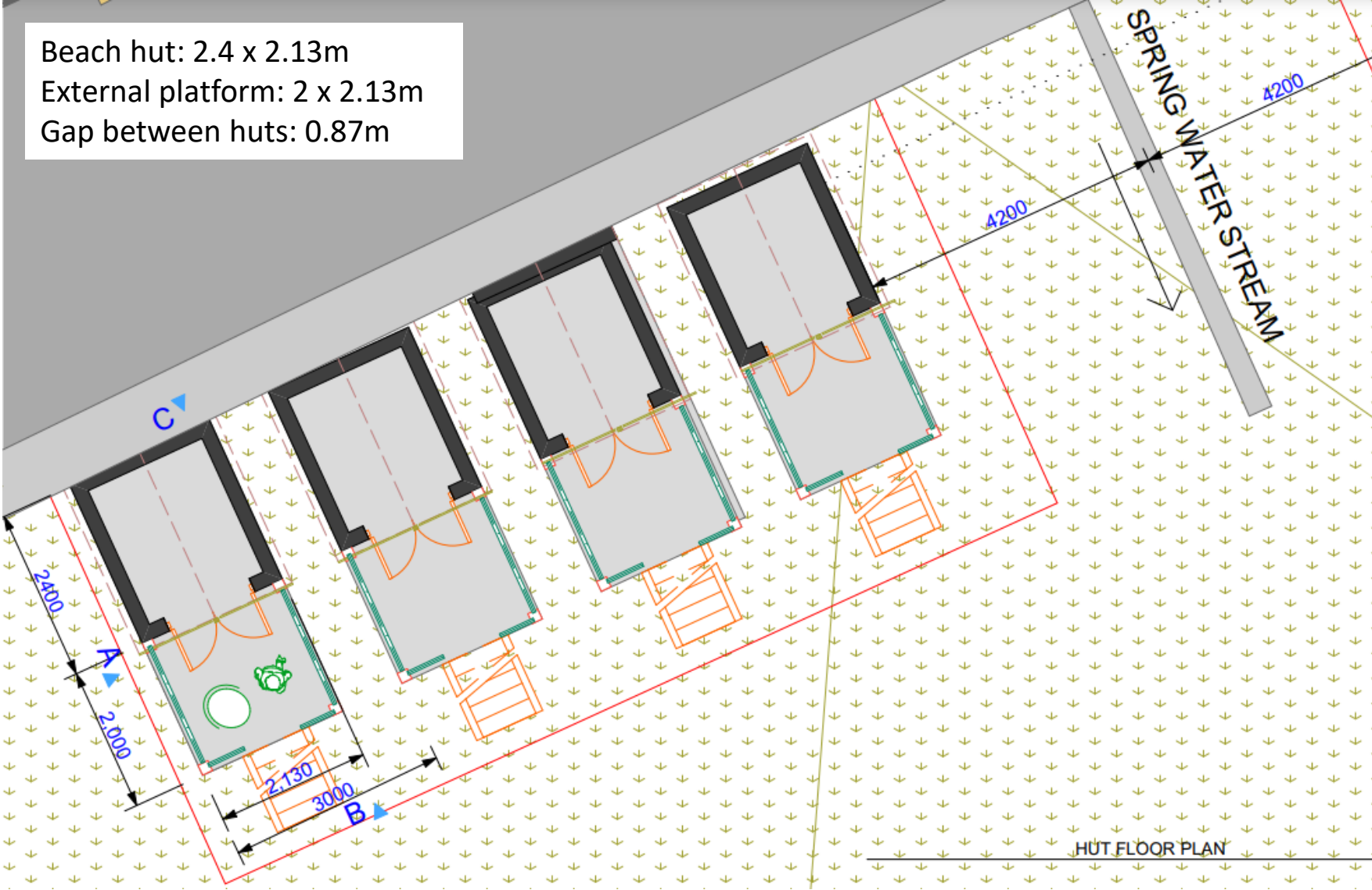


Looking north-east from the promenade – June 2023

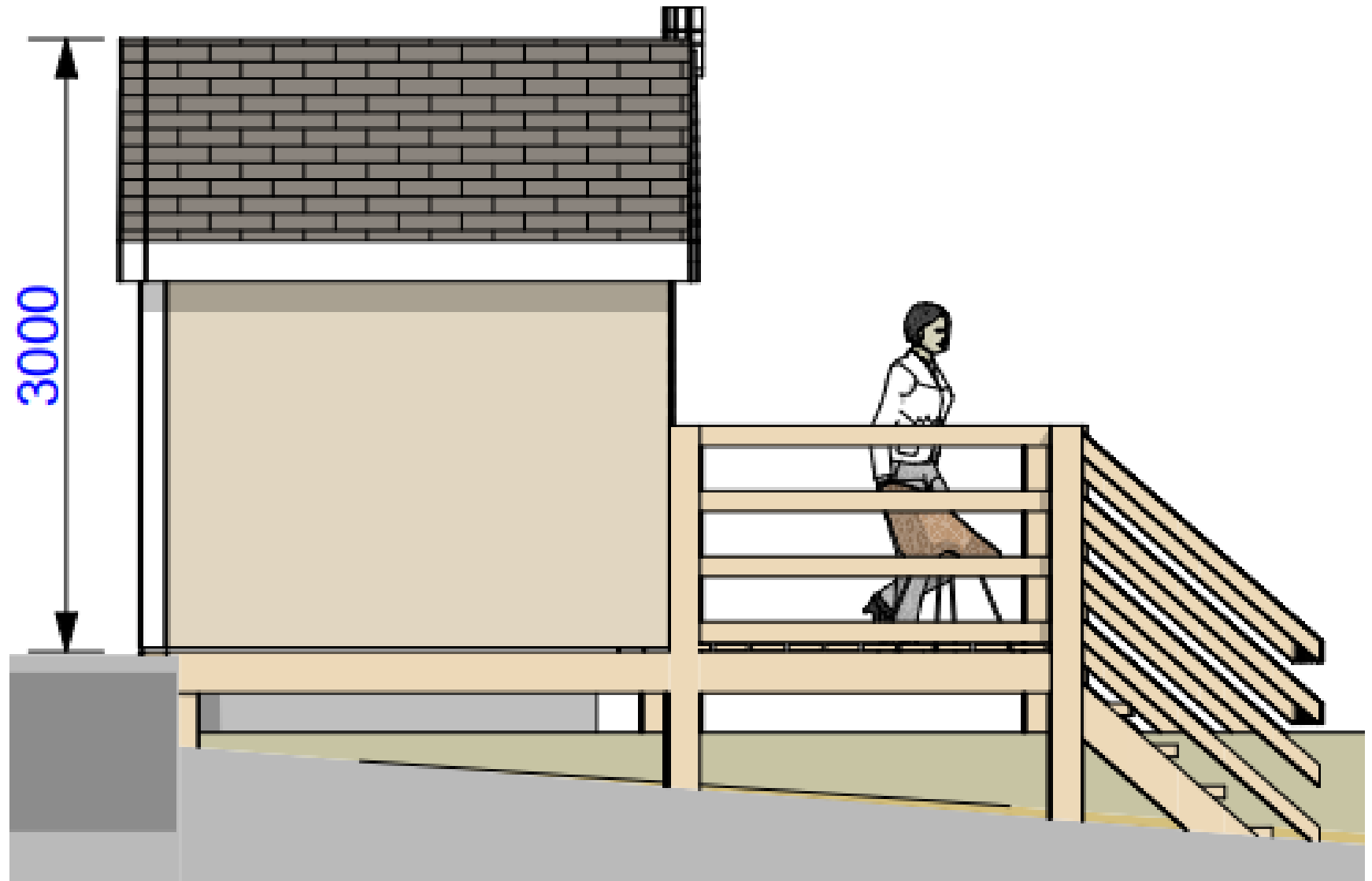


Floor plan extract

Beach hut: 2.4 x 2.13m
External platform: 2 x 2.13m
Gap between huts: 0.87m



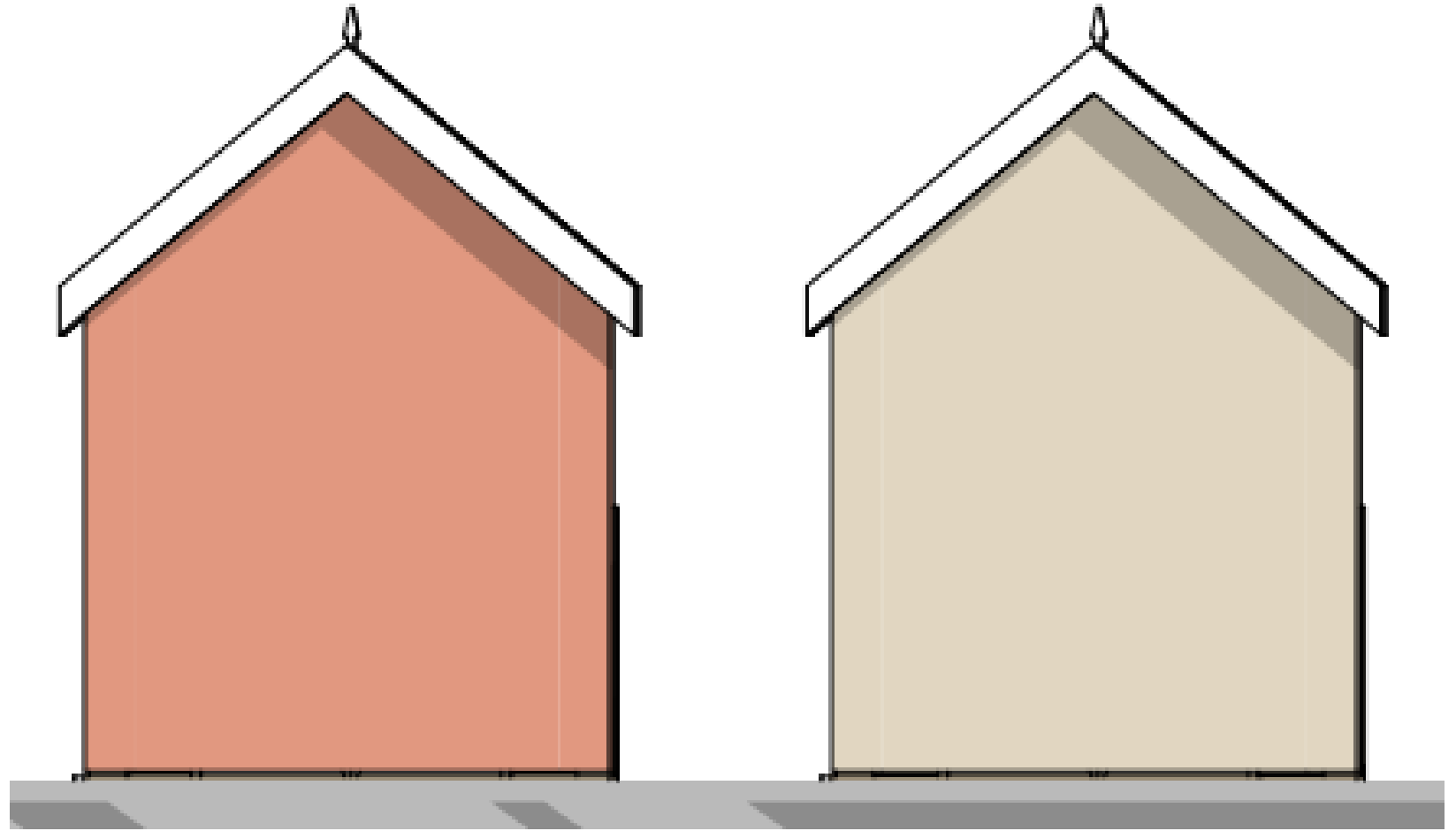
Side elevation



Elevation viewed
from beach



Elevation viewed
from Promenade











Planning considerations

The following considerations have been addressed within the reporting:

- **Principle of development**
Supported by spatial strategy policy SCLP12.14 'Spa Pavilion to Manor End' – *“limited to locations which complement the existing resort uses”*.
- **Heritage and conservation**
Positively contributes to the setting of the Conservation Area, better revealing its significance.
- **Landscape and visual amenity**
In keeping with the general seaside aesthetic, with key views maintained.
- **Coastal management**
No objection subject to conditions.
- **Land ownership**
Not a material consideration; however, a number of concerns raised (lack of technical detail, flooding vulnerabilities, loss of beach space, and cost implications) are addressed via conditions.

Recommendation

Approve subject to conditions (as outlined in the report).

Summary of conditions:

- Time limit
- Approved plans
- Materials/finishes detail
- Detailed engineering drawings
- Management and maintenance plan
- Restriction of use (non-habitable)
- Accordance with CEVA
- Flood response plan
- Risk level assessment and occupation plan (updated annually)

End of presentation

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