

Item 9

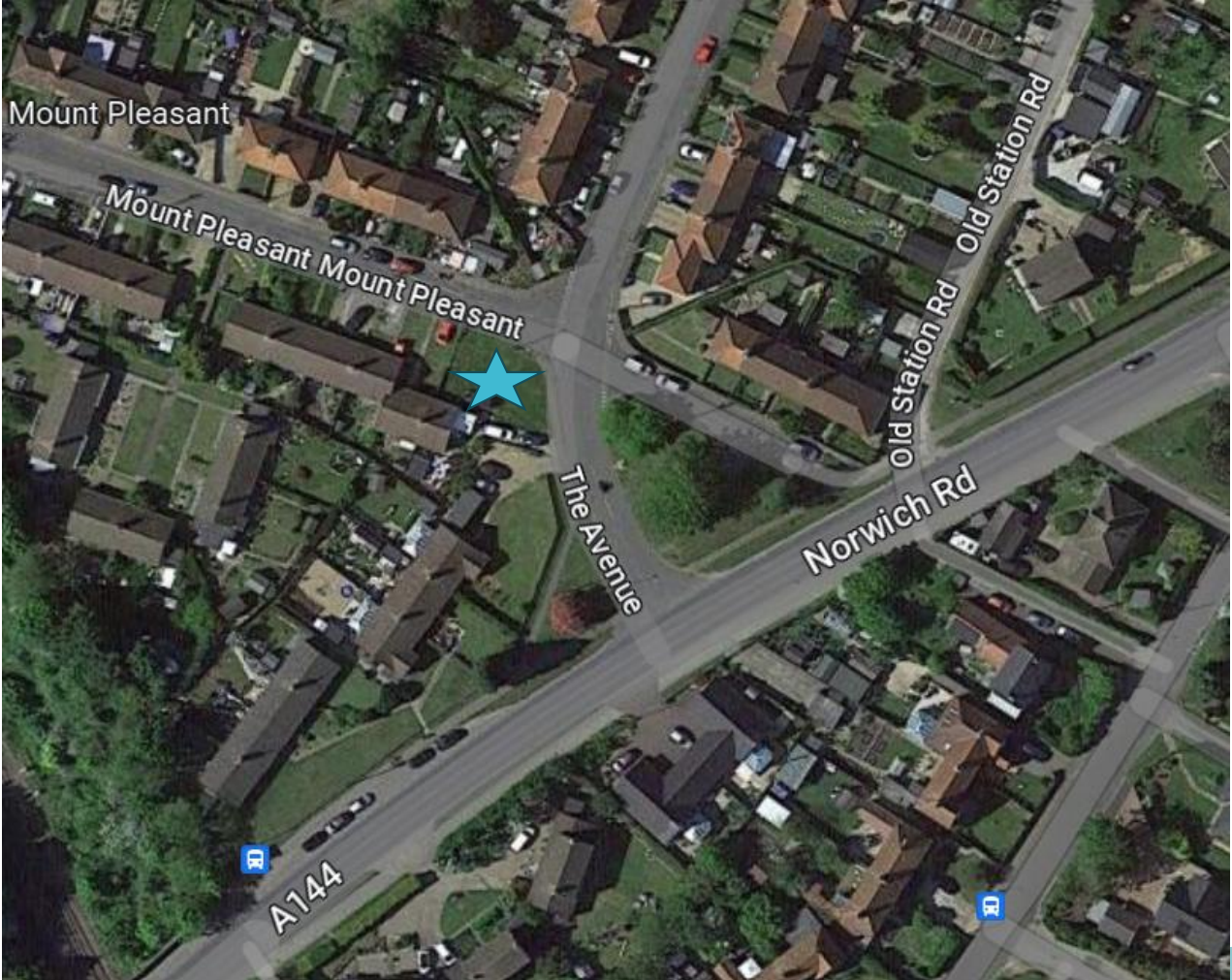
DC/23/3166/RG3

Change of use from class sui generis (c) linen service to C3 residential and single storey side extension.

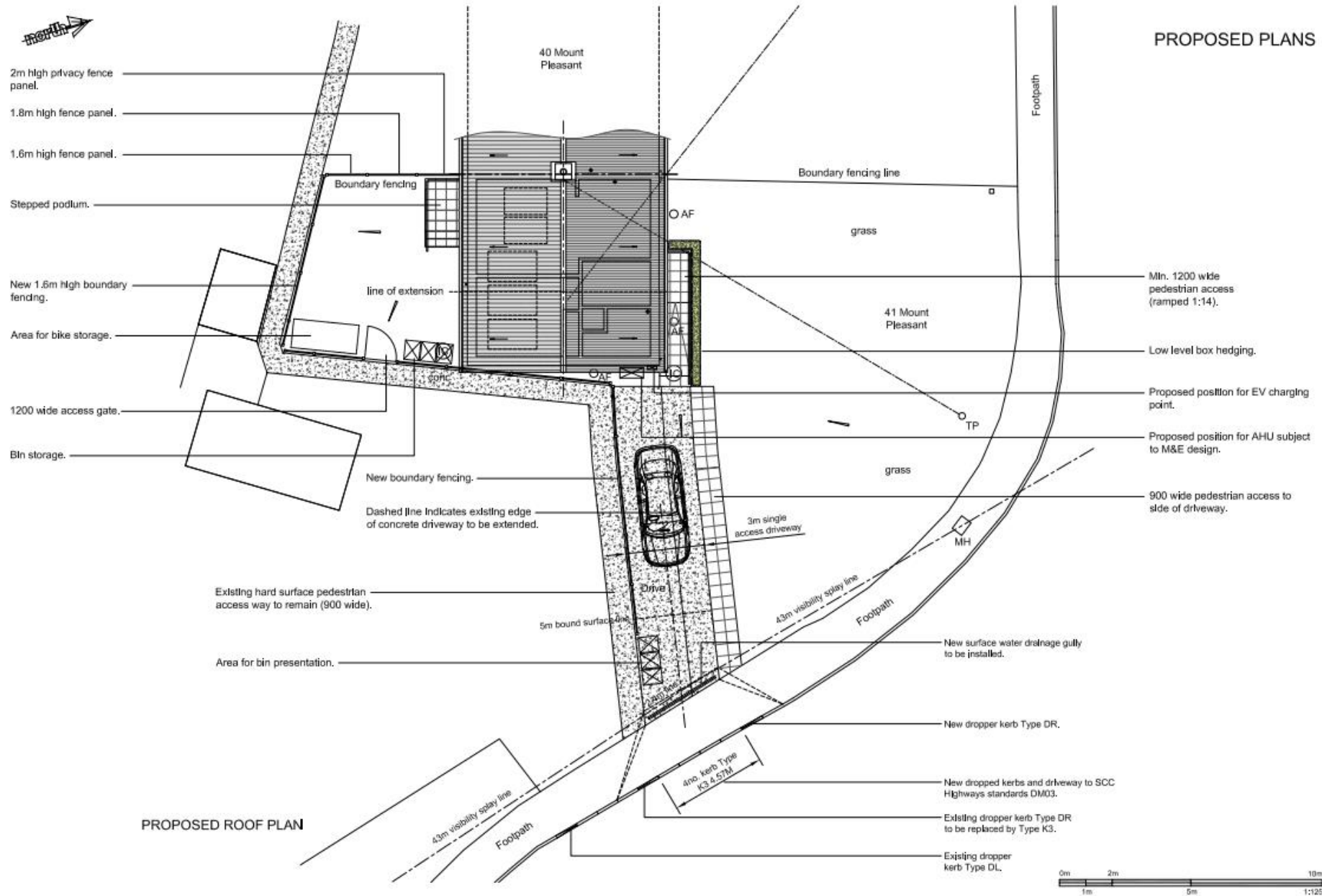
41 Mount Pleasant, Halesworth, Suffolk, IP19 8JF



Site Location Plan/Aerial view



Layout Plan

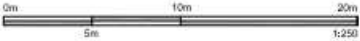
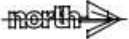


Highway Access/Parking

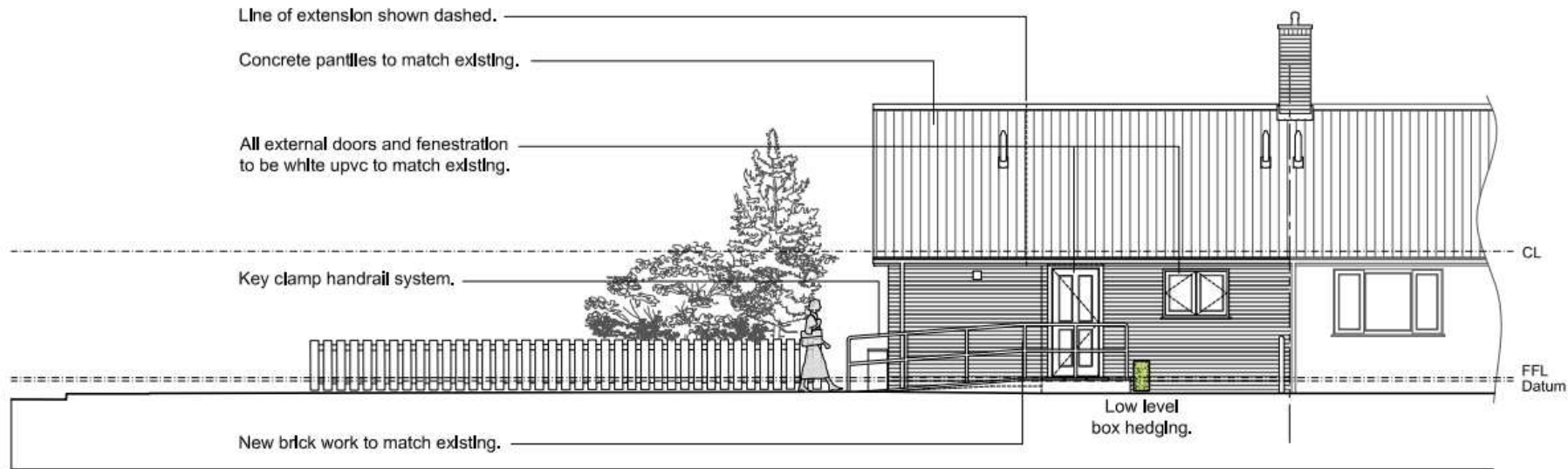
PROPOSED PLANS



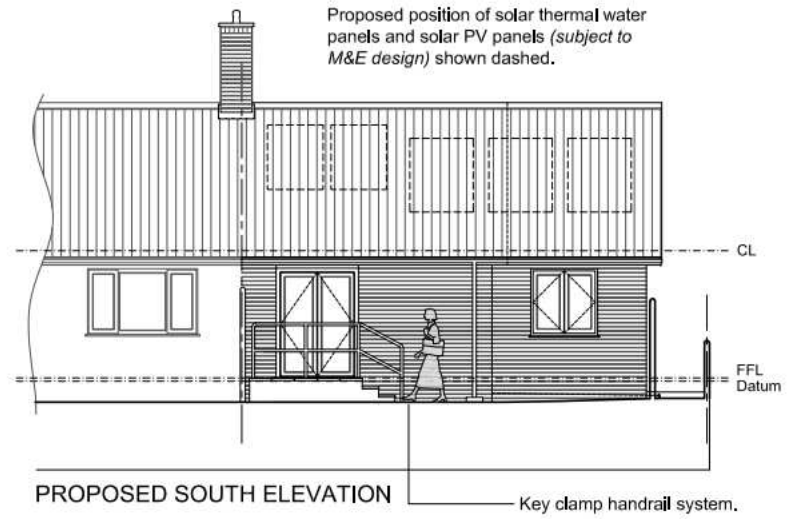
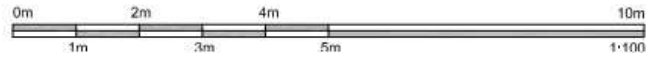
Suffolk County Council Highways
Domestic Vehicular Access Layout
With Pedestrian Visibility Requirements to DM03



Proposed elevations



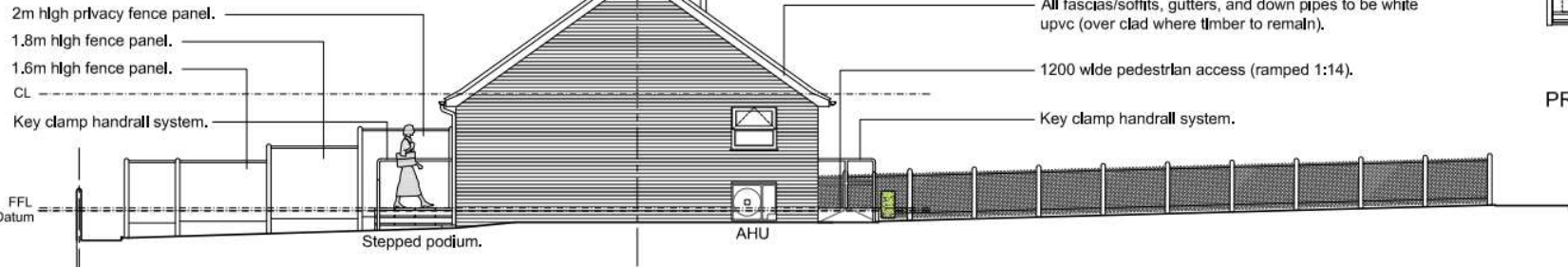
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

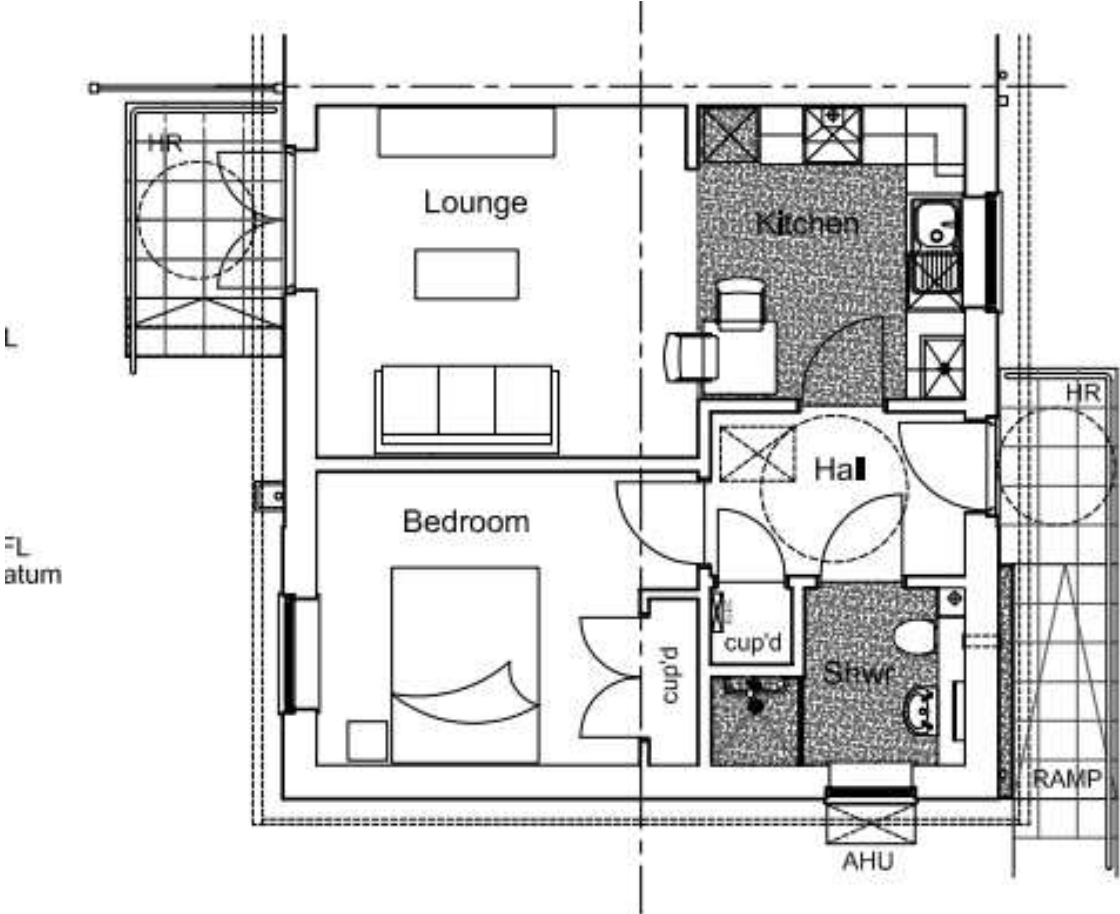
Key clamp handrail system.

PROPOSED ROOF LAYOUT



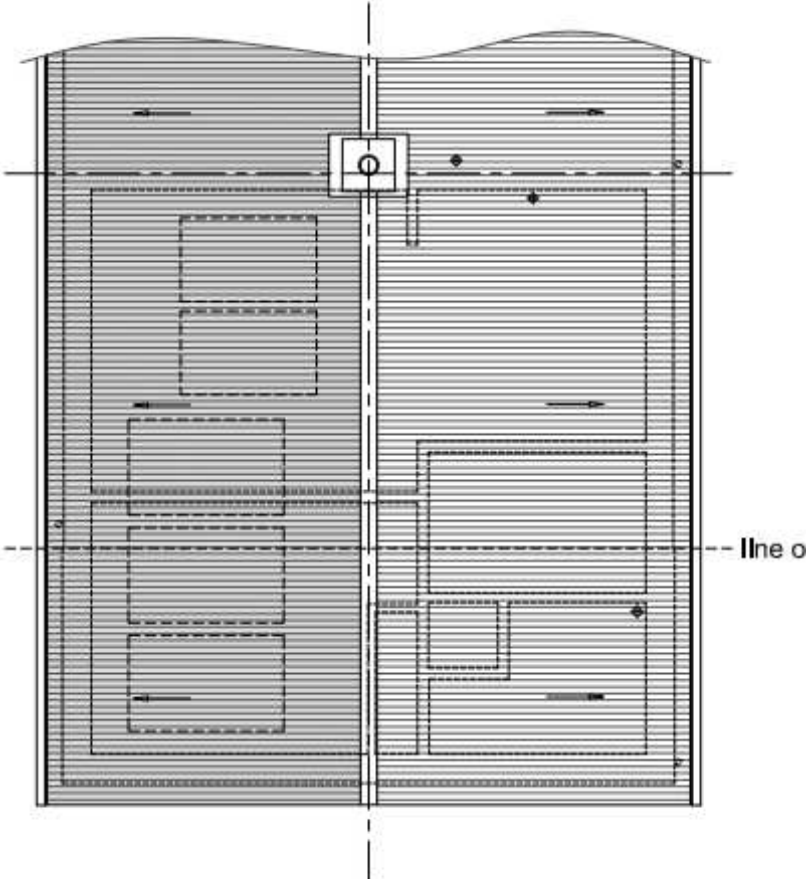
PROPOSED EAST ELEVATION

Proposed floor plans



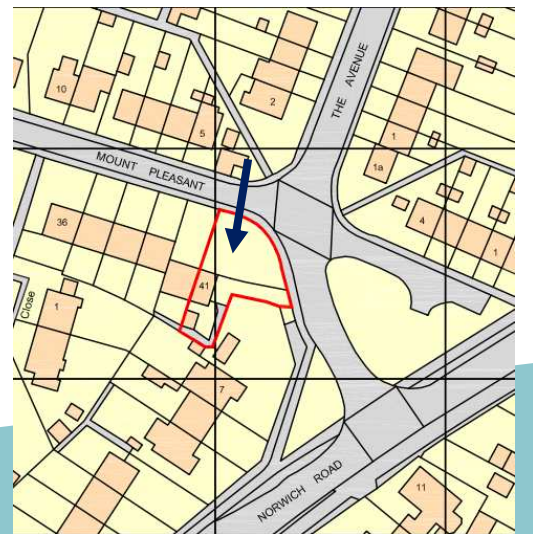
PROPOSED GROUND FLOOR PLAN

Proposed position of solar thermal water panels and solar PV panels (subject to M&E design) shown dashed.



PROPOSED ROOF LAYOUT












Material Planning Considerations/Key Issues

- Principle of change of use
 - Design
 - Neighbour amenity
 - Highway safety/parking
- 

Recommendation

Authority to Approve - Subject to the resolving the highways holding objection and conditions on p99 - 101 of the agenda, summarised as:

1. 3 Year Implementation period
2. Approved plans
3. Materials and finishes as submitted
4. Remove PD
5. Screening to western boundary
6. Refuse
7. Manoeuvring and parking
8. Cycle storage/EV
9. Unexpected contamination