

Item: X

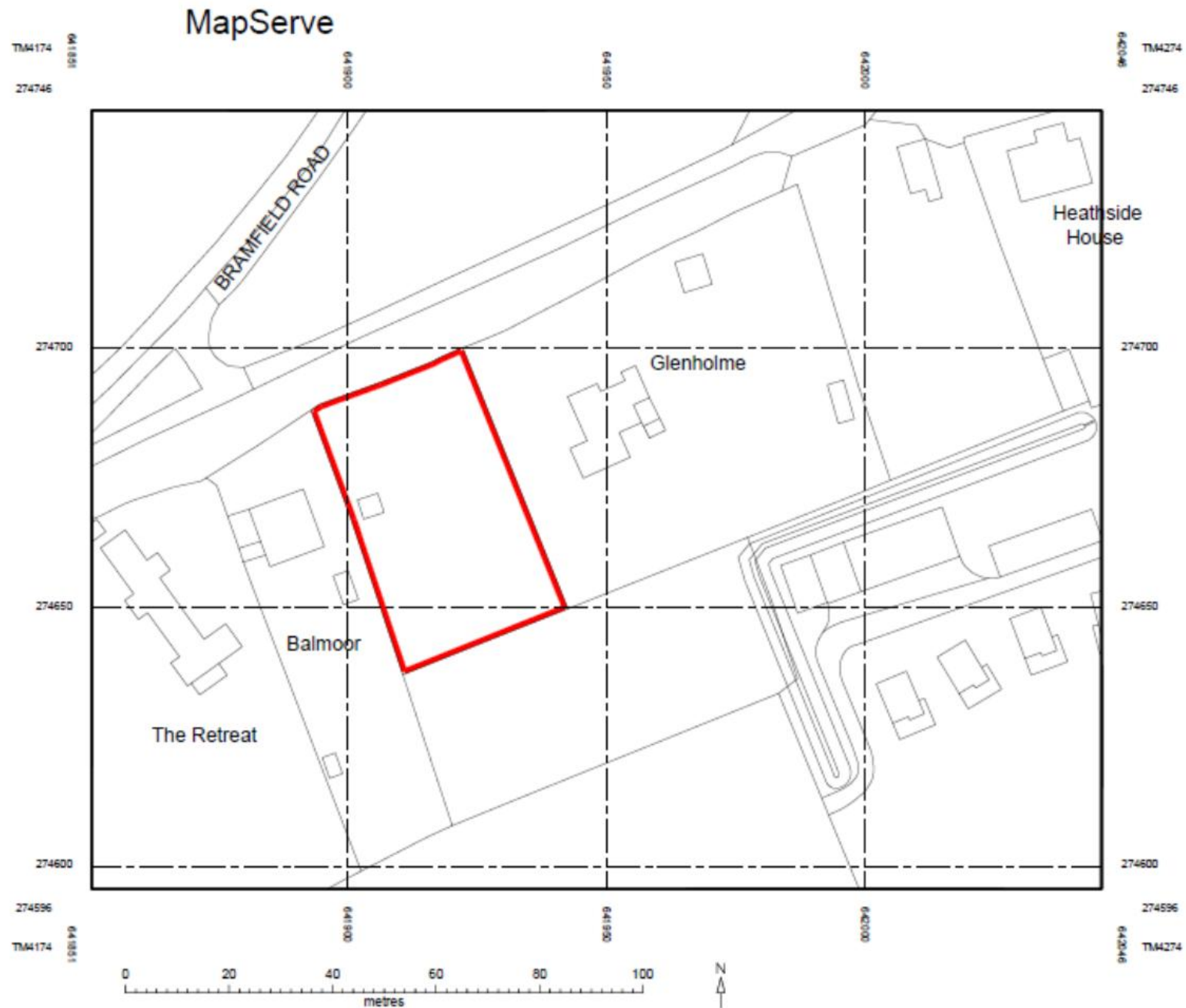
DC/21/0935/OUT

Proposed erection of 2no. new detached bungalows and associated garages.

Land off Blackheath Road, Wenhaston
With Mells Hamlet



Site Location Plan



Proposed Block Plan



Key

- Site boundary (1,676m²)
- Paving (spec to be confirmed)
- Tar spray and shingle finish (spec to be confirmed)
- Existing trees and hedging to be retained
- Approximate Existing tree root protection zone
- Existing tree to be removed
- Indicative new landscaping
- Front gardens
- Private rear gardens
- 1800mm Timber close boarded fence
- Parking bays - 5m x 2.5m
- ● Bin positions
(orange = storage / blue = presentation. Hard standing to be provided)

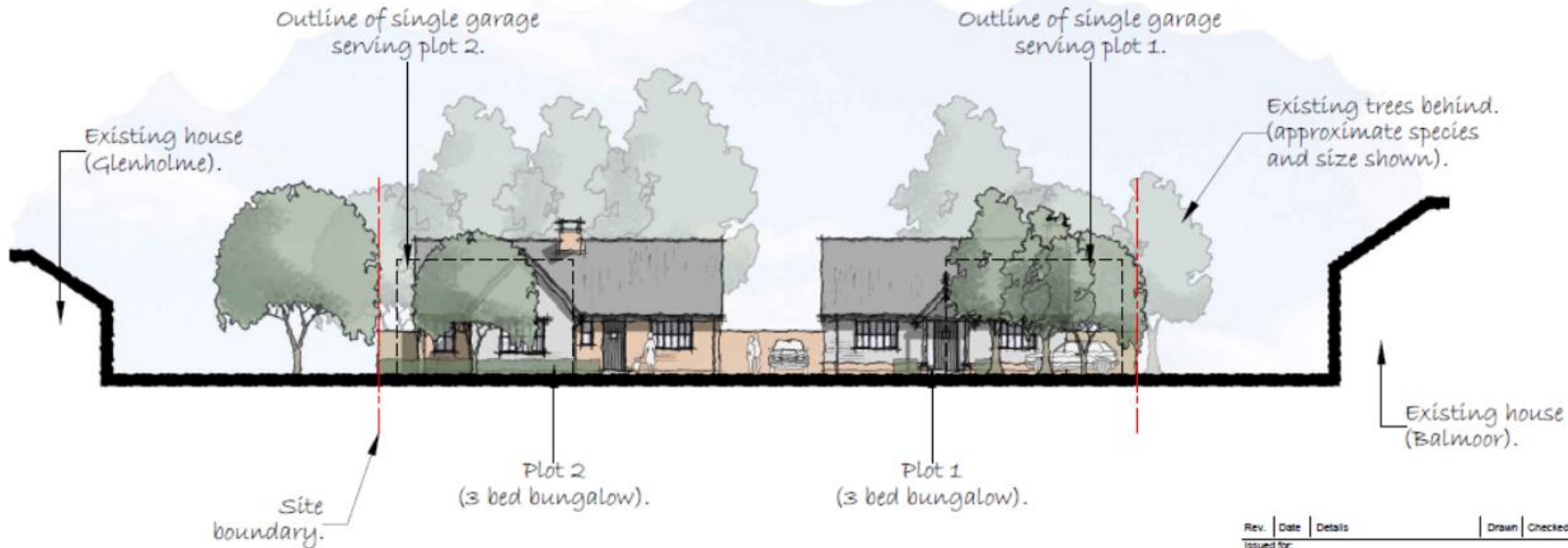


Rev.	Date	Details	Drawn	Checked
Issued for:				

OUTLINE PLANNING

Project/Client:	Proposed Residential Development Land to the South of Blackheath Rd Wenhamston, Suffolk (Majestic Developments)	Project No:	0438
Dwg No:	OUT1001 A	Rev:	
Scale:	1:200 @ A2	North:	
Drawing:	Proposed Site Layout	Drawn By:	PJA
		Date:	01/2021
		Checked By:	PJA
		Date:	01/2021

Proposed Streetscene



Rev.	Date	Details	Drawn	Checked
Issued for:				
OUTLINE PLANNING				
Project/Client:		Project No:		
Proposed Residential Development Land to the South of Blackheath Rd Wenhaston, Suffolk		0438		
(Majestic Developments)		Dwg No:	Rev.	
		OUT1002 A		
Drawing:		Scale:		
		1:250 @ A4		
		North: 		
Proposed Street Scene		Drawn By:	Date:	
		PJA	01/02/21	
		Checked By:	Date:	
		PJA	01/02/21	

Photographs – looking into application site



Photographs



Photographs – Recent houses being built



wenhaston



Wenhaston

Halesworth
IP19 9BF

Mostly cloudy · 13°C
4:05 PM


- Directions
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- Share

Quick facts

Wenhaston is a village situated to the south of the River Blyth in northeastern Suffolk, England. In 2018 it had an estimated population of 563. [Wikipedia](#)



Material Planning Considerations and Key Issues

- Departure from Local Plan
 - Principle of Housing in the countryside not in strict accordance with SCLP5.4
 - Highways/Visibility Splays
- 

Local Planning Policy SCLP5.4 – Housing within Clusters in the Countryside

Policy SCLP5.4: Housing in Clusters in the Countryside Proposals for new dwellings within ‘clusters’ in the countryside will be supported where:

- a) The proposal is for up to three dwellings within a cluster of five or more dwellings; Or The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;
- b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
- c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site;
- d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs. Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above. A ‘cluster’ in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway;
- Contains 5 or more dwellings.

Recommendatio

n • **Approve** subject Approve subject to the following conditions

- Outline Time limit
- Reserved Matters submission
- Compliance with approved plans
- Unexpected Contamination
- Vehicular Access
- Access Gradient
- Access Gradient 2
- Access Surfacing with bound material
- Discharge of Surface Water
- Visibility Splays
- Parking/Turning area to be submitted
- Electric Vehicle charging area to be submitted