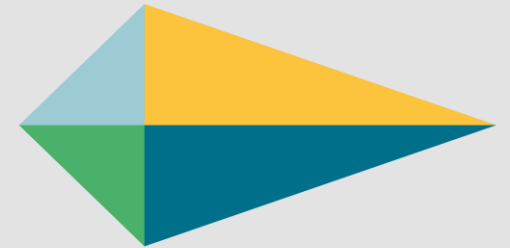


Item 6

DC/22/4985/FUL

Construction of one dwelling
Hungarian Lodge,
High Street
Ufford



EASTSUFFOLK
COUNCIL

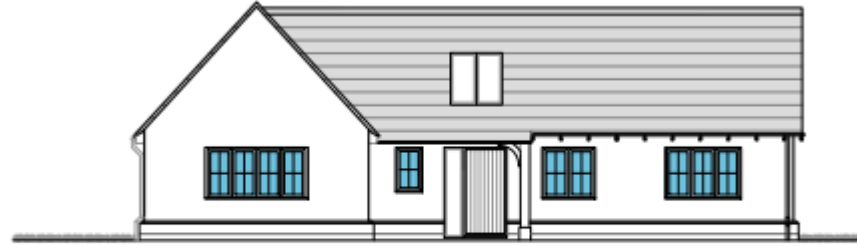
Reason for Committee

The application was presented to the Referral Panel on 11 July 2023 where the panel decided that the application should be considered by Committee given the relationship with the neighbouring property in Lodge Road and the level of public and Parish objection.

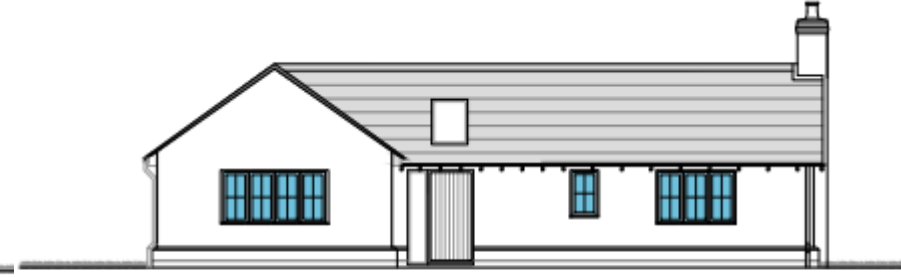
Evolution of the application



Front Elevation
Scale 1:80



Proposed Front Elevation
Scale 1:100



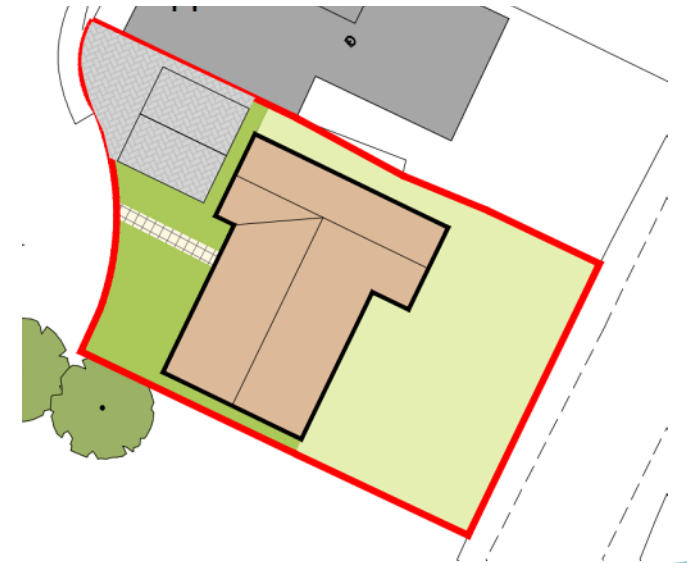
Proposed Front Elevation
Scale 1:100



Parish Council comments
No Objection



Objection



Objection

Site Location Plan







Photographs

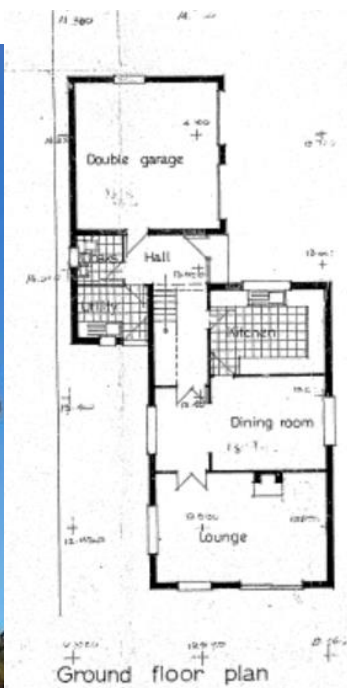




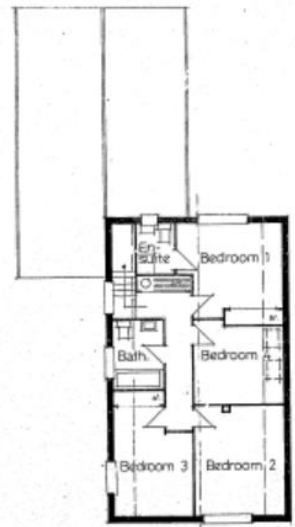
Photographs







Ground floor plan



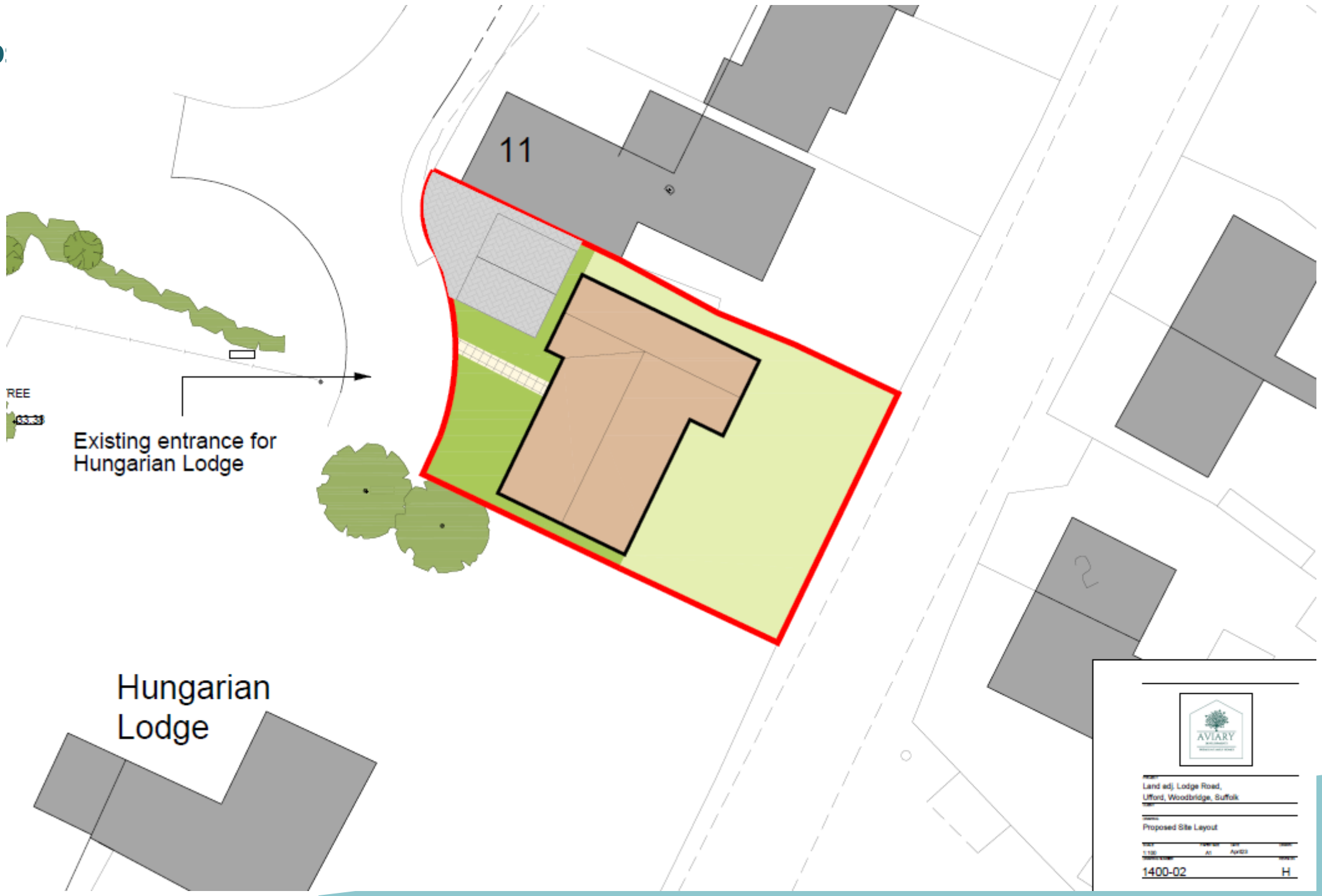
First floor plan







Propo



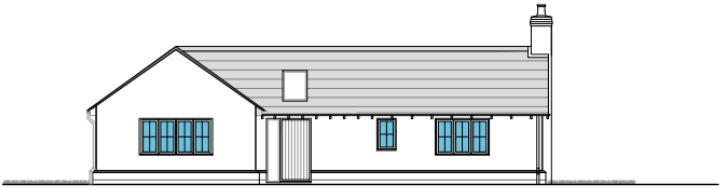
Land adj. Lodge Road,
Ufford, Woodbridge, Suffolk

Proposed Site Layout

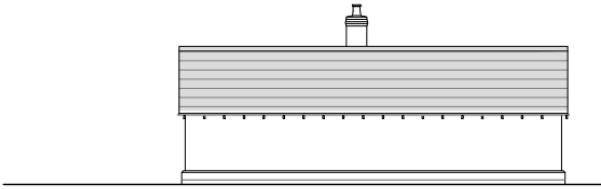
1:100 At April

1400-02 H

Proposed elevations and floorplans



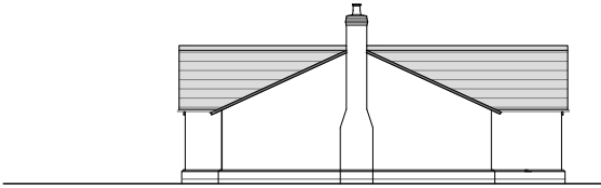
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



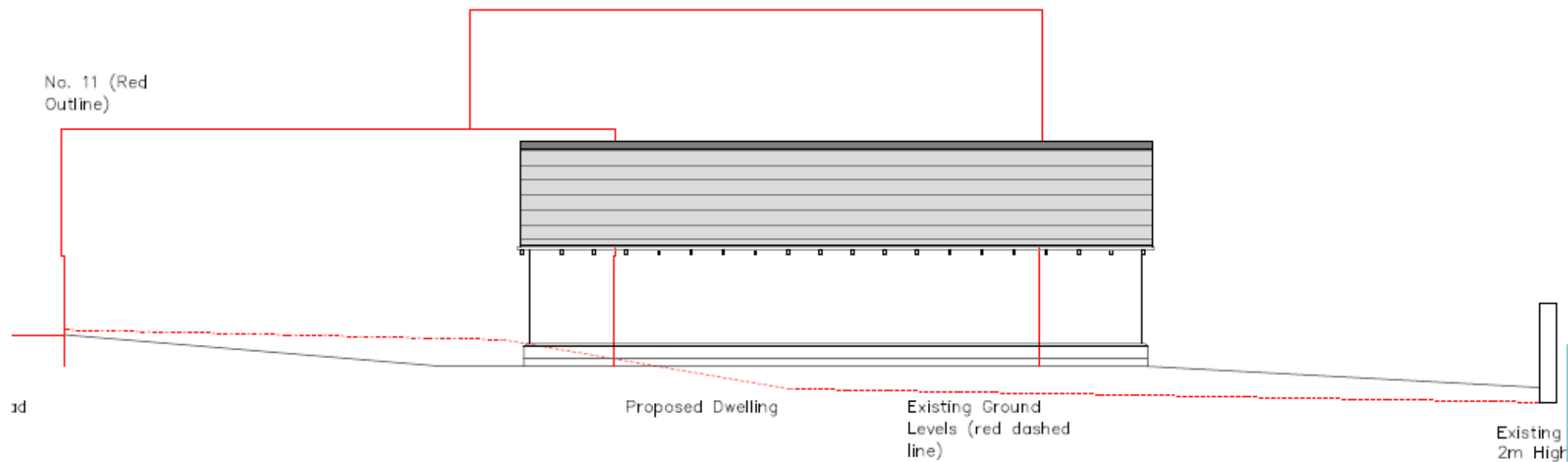
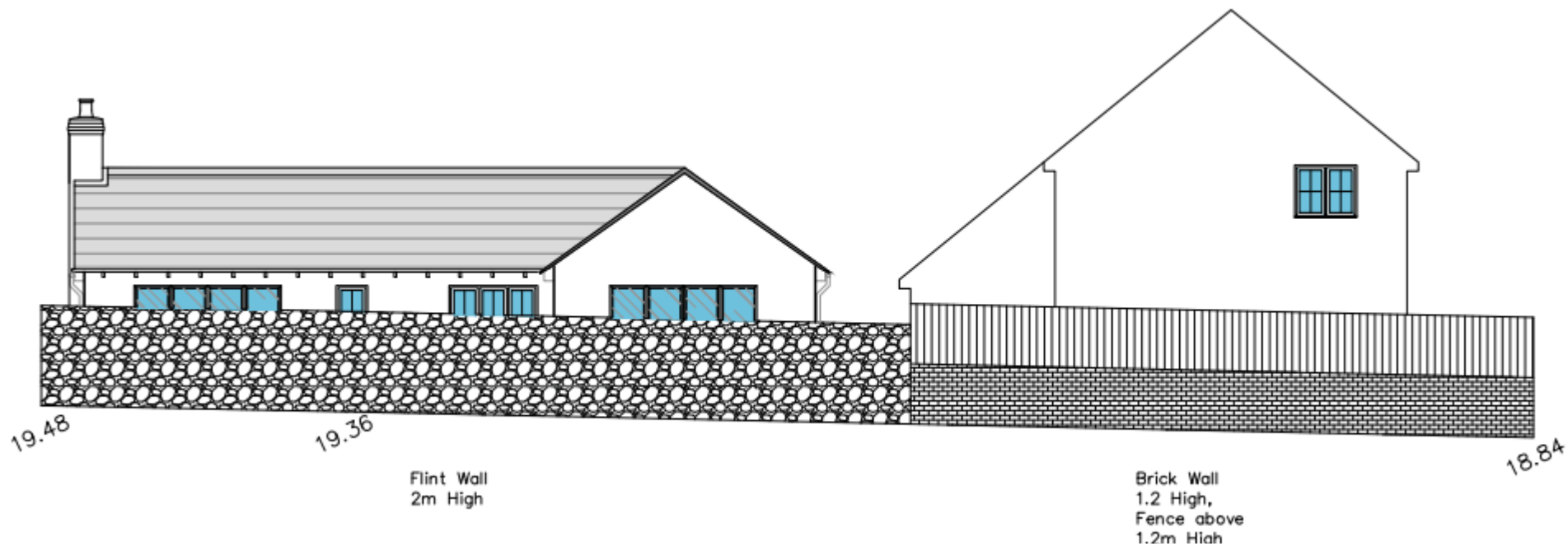
Proposed Rear Elevation
Scale 1:100




Proposed Side Elevation
Scale 1:100



Proposed Sections



Main Considerations

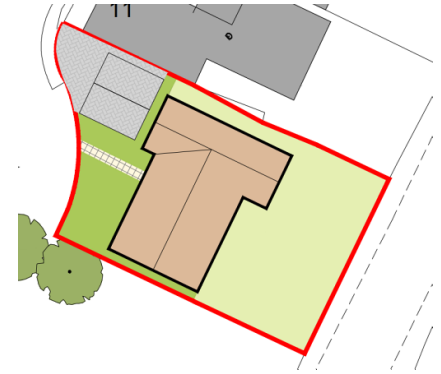
- Principle of Development
 - Design and appearance of proposed dwelling
 - Impact on neighbour's residential amenity particularly in regards to light
- 

Impact on light



Window 5 serves a dining room. This room is also served by a north facing window on the opposite elevation.

Window 7 serves lounge. This room is also served by two other openings on the east (High Street) elevation



All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of window 5. The BRE guide sets out that where existing buildings sit close to the boundary, alternative targets may be applied (appendix 7) by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building. Window 5 passes the Vertical Sky Component test using this target.

Similar applies to the daylight distribution target.

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