



## Committee Report

**Planning Committee South - 28 November 2023**

**Application no DC/23/3492/FUL**

**Location**

Hungarian Lodge  
High Street  
Ufford  
Woodbridge  
Suffolk  
IP13 6EL

**Expiry date** 16 November 2023  
**Application type** Full Application  
**Applicant** Aviary Developments Ltd

**Parish** Ufford  
**Proposal** Construction of 1 dwelling  
**Case Officer** Rachel Smith  
07887 452719  
[rachel.smith@eastsoffolk.gov.uk](mailto:rachel.smith@eastsoffolk.gov.uk)

## **1. Summary**

- 1.1 The application proposes the erection of one dwelling on land at Hungarian Lodge, High Street, Ufford. The application has been made following withdrawal of a previous scheme DC/22/4985/FUL (considered by Committee in August 2023). The current proposal is similar to that previously considered however the site has been increased in size such that the proposed dwelling is situated further from the closest neighbouring dwelling.
- 1.2 The application is being presented to Planning Committee for determination given the local interest and the recent application DC/22/4985/FUL that was also considered by Planning Committee in August 2023 where a resolution to refuse that application was made.
- 1.3 The application is recommended for approval as the principle of development is acceptable within the Settlement Boundary, the design is acceptable and the impact on neighbour's amenity would not be so sufficient to warrant a reason for refusal on that basis.

## **2. Site Description**

- 2.1 The application site lies on the western side of High Street, within the Settlement Boundary of Ufford. The site currently forms part of the garden of Hungarian Lodge, a large detached dwelling situated on a generous plot to the south of the application site. Access to Hungarian Lodge and the application site is off Lodge Road to the north. Lodge Road also serves a number of other residential dwellings which back on to High Street. The existing properties within Lodge Road were constructed in the late 1980s and are mainly one and a half storeys in scale with no. 11 being the exception at two storeys. The application site is located immediately to the south of no. 11 Lodge Road, the last dwelling within this row that backs on to High Street.
- 2.2 To the south of the application site is the residential garden area serving Hungarian Lodge and to the west, on the opposite side of Lodge Road, is a grassed meadow area located outside of the defined Settlement Boundary.
- 2.3 While Hungarian Lodge is not Listed, the adjacent dwelling further south, The Red House, and the Crown Public House to the southeast of the site are both Grade II Listed buildings. Ufford Conservation Area is located approximately 700 metres to the southeast.
- 2.4 The site is located within Flood Zone 1 and there are no Tree Preservation Orders on the site or within the immediate vicinity.

## **3. Proposal**

- 3.1 The proposal seeks to erect a detached bungalow on the site. The application follows a similar scheme on a slightly smaller site area which was considered by Planning Committee South in August 2023. At this meeting, Committee made a resolution to refuse that application as a result of the impact on residential amenity, particularly loss of light to, and outlook from, no. 11 Lodge Road to the north. During Committee's discussion of the proposal, it was suggested that moving the proposed dwelling away from the boundary with no. 11 would reduce the impact. This application includes the proposed dwelling

being moved such that it would be sited approximately seven metres from the windows of no. 11.

- 3.2 The most recently submitted plan is that which is being considered. This proposes a detached, three-bedroom bungalow. Access to the site would be to the northwest of the plot at the end of Lodge Road. Two off road parking spaces would be provided adjacent to the access, immediately to the south of the neighbour's forward projecting garage. The proposed bungalow would be set back on the site, approximately in line with the main part of the other dwellings in Lodge Road however it would extend further back (towards High Street) than its immediate neighbour. It would be situated approximately 1.5 metres off the shared boundary with the neighbouring property to the north and would have a rear garden depth of approximately 10 metres.

#### **4. Consultees**

##### **Third Party Representations**

- 4.1 11 letters have been received from third parties relating to the application. 10 of these object to the proposal and one is in support.
- 4.2 The objections can be summarised as follows:
- Impact on Residential Amenity - will have a detrimental effect as a result of privacy/overlooking, outlook, access to daylight and sunlight and the resulting physical relationship with other properties.
  - A daylight and sunlight report should have been submitted as part of this application.
  - Loss of Light to 1 and 2 Forge House.
  - 11 Lodge Road would impact on amenity for the proposed dwelling.
  - Proposed dwelling will look into properties opposite.
  - Over development of the site with the proposed dwelling extending further into the garden than neighbouring dwellings.
  - Poor design that does not demonstrate local character including varied roof pitches and facades.
  - No rooflights should be permitted and no further building on the remainder of the site.
  - A streetscene plan still has not been received.
  - Previous planning applications in respect of this site have been refused for reasons including harming the character and appearance of the area and that such development would detract from the quality of the street scene. These concerns continue to apply.
  - No heritage impact assessment undertaken.
  - Loss of habitat in the existing wildlife corridor.
  - The old flint and brick wall which protrudes into the site would be lost.
  - Two trees close to the dwelling would be removed.
  - The plans would fail entirely to enhance the special architectural character of this location.
  - Village character of High Street would be eroded with this site previously noted as a green/open space within the High Street.
  - Would detract from the historical setting of this part of the village.
  - No ecological assessment or heritage impact assessment has been carried out.
  - Previous concerns have not been addressed.
  - No effort made to engage with neighbours.
  - Ufford has had more than its fair share of new development.

- Inconsistencies in the plans.

- 4.3 The letter of support has not been submitted by the applicant, but it is made in response to objections raised and comes from the occupier of Hungarian Lodge who currently owns the land. This letter makes the following points:
- The site has always been part of the garden of Hungarian Lodge, not a 'wildlife site'.
  - Overgrown conifer trees were removed approximately 8 years ago.
  - There is no copper beech on site.
  - The property was designed to fit with surrounding properties, some built in the 1970's.
  - As a bungalow, there will be low line of sight to properties opposite and the flint wall will be reinstated, improving the street view.
  - The none functional chimney was included to be in keeping with opposite properties.
  - The property nestles into the lower part of the site, albeit nearer the High Street than the rest of Lodge Road, but further from the High Street than those properties opposite.
  - The property is compliant with all light requirements to neighbouring properties.
  - There should be no extra traffic, until 2 years ago, Hungarian Lodge was 2 properties which has been returned to 1.
  - Adequate parking is included for the bungalow.
  - All villages are under extensive pressure for new housing, properties in garden infills must be better than a new estate.

#### Parish/Town Council

Consultee	Date consulted	Date reply received
Ufford Parish Council	21 September 2023	4 October 2023
<p>Summary of comments:</p> <p>With reference to the above application, Ufford Parish Council would like to register objection to this proposed development, on the following material planning considerations:</p> <p>1. Residential Amenity - The current Local Plan clearly states the importance of the Planning System playing an "important role in safeguarding the quality of life of residents of the area [of any development]". Policy SCLP11.2 lists the individual areas of 'residential amenity' which should be considered and we believe this development will have a detrimental effect on local residents with regard to:</p> <ul style="list-style-type: none"><li>o Privacy/overlooking</li><li>o Outlook</li><li>o Access to daylight and sunlight and</li><li>o The resulting physical relationship with other properties</li></ul> <p>Policy SCLP11.2 also states that "Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity." In this context the issues highlighted above apply not only to the occupants of the adjacent No 11 Lodge Road and Forge Cottages opposite but also to the occupants of property proposed by the applicant. As was discussed at Planning Committee South in their Refusal of DC/22/4895/FUL, consideration must be given to the proximity to and impact on both existing and planned properties.</p>		

2. Design Quality and inaccurate plans – Despite numerous pieces of correspondence on this subject with reference to the previous application, the new application is still lacking vital information. There are no details of the building materials to be used. There is no information on the heating source; will this be a heat pump? If so, where will the pump be located and what will be the impact on neighbours? There appears to be chimney in a cupboard; is this an error or a design feature?

Contrary to Policy SCLP11.1 we do not consider this contributes to “high quality design that clearly demonstrates an understanding of the key features of local character”. The application design does not take into consideration the neighbouring listed buildings, or the architecture of the centuries old neighbouring properties.

In addition, we are still very surprised to see reference to a ‘four bedroom house’ in at least one of the documents accompanying the application.

3. Loss of Habitat and heritage wall– Should this application be permitted it will result in the loss of an important wildlife habitat, which was previously referenced by the applicants of the Business Hub (application DC/21/3237/FUL) and acknowledged by ESC in their permission of this application. In addition although two trees are shown on the plans at the front of the bungalow, these will almost certainly require removal, due to their proximity to the dwelling. Furthermore, this site is currently frequented by our large local bat population.

Located on this site is also an old flint wall, potentially part of the previous farm buildings that once occupied the site. This development will almost certainly see the destruction of this wall and would not be in accord with SLCP 11.3 that seeks to preserve historic environments where they exist close to listed and heritage buildings.

For the above reasons we urge you to refuse this application. However, should you be minded to allow the application, we ask that the matter be determined by the Planning Committee due to their decision on application DC/22/4985/FUL, an almost identical application, which was refused by them in August 2023 but subsequently withdrawn before their decision was published.

We note that the applicant relies heavily on the Committee’s comments at their August meeting to support this application. As we have noted in previous correspondence, it is unfortunate that the unusual delay in publishing the refusal (made contrary to your recommendation) following that meeting has meant that a formal decision is not available. In these circumstances, we suggest it is particularly important that the Committee should be given the opportunity to properly scrutinise and decide on this revised application.

### Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	21 September 2023	11 October 2023
Summary of comments:		

No objection. Recommends conditions regarding Surfacing, Vehicle Parking, EV-Charging, Cycle Storage and Bin Storage and Presentation.

Consultee	Date consulted	Date reply received
Natural England	6 November 2023	No response received at time of writing
Summary of comments:		

### Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Ecology	21 September 2023	4 October 2023
Summary of comments: Comments included in report below		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	21 September 2023	25 September 2023
Summary of comments: No comments		

Consultee	Date consulted	Date reply received
Ward Councillor	21 September 2023	16 October 2023
Summary of comments:  I am writing as district councillor to support the objection by Ufford Parish Council regarding the application above. The plans are still of poor quality with no specifics given regards materials etc. There are still questions to be answered with regards to degrees of the roof pitches and no consideration given to how the property will affect its neighbours in terms of lack of privacy and impacts on amenities. As you are aware the Suffolk Coastal Local Plan states in policy SCLP11.1(design and quality) "The Council should support locally distinctive and high-quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means". Surely it is obvious that this application is not going to deliver on any of the criteria stated above. The fact that this application was also rejected by the majority of the planning committee should speak volumes. I hope you consider my objection and those of others who do not want the unnecessary over development of our villages.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	N/A	27 September 2023
Summary of comments:		
No comment - proposal poses no risk.		

## Publicity

None

## Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 25 September 2023

Expiry date: 16 October 2023

## 5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

## 6. Planning Considerations

### Principle of Development

- 6.1 The application site is located within the defined Settlement Boundary of Ufford which is designated as a Small Village within the Local Plan. The principle of new residential development is acceptable within Settlement Boundaries (Policies SCLP3.2 and SCLP3.3) where in accordance with other policies in the Local Plan. In this case, SCLP5.2 and SCLP5.7 are relevant (Housing Development in Small Villages and Infill and Garden Development, respectively).
- 6.2 SCLP5.7 relates to Infill and Garden Development which is relevant to the consideration of this proposal. This policy states "Proposals for infill development or residential development within existing gardens will be supported where:
- a) The scale, design and materials would not result in harm to the street scene or character of the area;
  - b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
  - c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
  - d) Existing and proposed dwellings have sufficient curtilage space; and
  - e) The proposals are otherwise in accordance with the housing policies of the Local Plan."
- 6.3 The requirements of this policy will be assessed in relation to other relevant policies of the Local Plan below.

### Design and visual impact

- 6.4 The proposed dwelling would be single storey in scale and finished in white painted render under a tiled roof - very similar to the scheme previously considered but with the addition of an additional, modest front projection increasing the size of bedroom 2. Some minor changes are also proposed to windows and doors.
- 6.5 While it is recognised that the majority of dwellings within the immediate area are either one-and-a-half-storey or two storeys in scale, there is no in-principle objection to a bungalow being situated on the site. Its single-storey scale would also reduce its prominence with the street scene. Given the site access, at the end of Lodge Road with only Hungarian Lodge located further south and accessed from Lodge Road, its presence within the Lodge Road street scene would be limited. The proposed dwelling would, however, be visible from the High Street as the existing southern elevation of 11 Lodge Road currently is. While 11 Lodge Road is relatively prominent from the High Street, particularly from the south given the road level rises further south, it is not considered that this property has a detrimental impact on the street scene. Similarly, a smaller scaled bungalow located in front of no. 11 would also be visible from High Street, but to a lesser degree given its height. Its location to the north of Hungarian Lodge, which is otherwise



located on a spacious plot, would only marginally impact on the spacious/green character currently visible on the approach to this part of the village.

- 6.6 Concern has been raised with the proposed materials - white painted render. While there are no white painted dwellings in the immediate vicinity, the dominant finish in the area (albeit not on all nearby properties), is of a paint finish. While render is used, there are also examples of painted brick. The existing properties in Lodge Road are mainly painted render, albeit a cream/off-white colour. It is not considered that the use of painted render is inappropriate in this location.
- 6.7 The proposed dwelling would have a relatively large footprint, at least in part by nature of it being single-storey, however this is not considered to result in an overdevelopment of the plot given it would retain a 9 - 10 metre deep rear garden, 18 metres wide. There would also be some front garden space. The existing properties in Lodge Road have similarly deep rear gardens however the plots are also generally narrower.

#### Impact on Residential Amenity

- 6.8 There has been a lot of concern raised during consideration of the previous application and in respect of the current proposal regarding the impact of the proposed development on neighbouring dwellings, particularly 11 Lodge Road, the residential dwelling immediately to the north of the application site. Members previously carried out a site visit which included viewing the site from inside no. 11.
- 6.9 The daylight and sunlight assessment as submitted with the previous application concluded that the proposed development sufficiently safeguards the residential amenity of no. 11 although recognises that there would be an impact, particularly on light to the southern dining room window, W5.
- 6.10 The windows on the south elevation of no. 11 are 2.5 to 3 metres off the shared boundary with the application site, and the proposed dwelling would be situated approximately 5 metres off the shared boundary (previously this was 1.5 to 2 metres). The space within the curtilage of no. 11 between the dwelling and site boundary is used as a patio/sitting out area however there is also a patio area at the rear (east) of the property, accessed from double doors in the living room.
- 6.11 The windows on the southern elevation of no. 11 at ground floor serve a dining room and a lounge. Both of these rooms are also served by other windows; the dining room has a north facing window on the northern elevation and the lounge has two additional windows/openings on the east facing elevation facing the rear garden and High Street. At first floor level, the windows serve the stairs/landing, bathroom and bedroom. These windows are the only windows serving these respective rooms, however, the stairs and bathroom would not be considered habitable rooms.
- 6.12 During consideration of the earlier application, the applicant and a neighbouring resident submitted light assessments with differing conclusions. Members were therefore advised to consider the impact on amenity considering these reports alongside their first-hand experience from the site visit. During consideration of the previous scheme, Members resolved to refuse the application as contrary to SCLP11.2 relating to residential amenity,

specifically within regards to privacy/overlooking, outlook and access to daylight and sunlight.

- 6.13 The current application includes a revised Daylight and Sunlight Report from the applicant. The report details the Vertical Sky Component (a measure of available skylight at a given point on a vertical plane) and sets out that diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value. It also tests Daylight Distribution and details that daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 6.14 The impacts of the proposed development on windows at no. 11 Lodge Road, Hungarian Lodge and 1 and 2 Forge Cottages have been detailed in the report. The report shows that the impact on all of the windows tested meets the guidance. It is worth noting that the previous scheme did result in the impact on some windows falling below the guidelines. The report therefore concludes that that "the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties." This revised scheme is therefore considered to noticeably improve the impact on light to neighbouring properties compared to the previous scheme.
- 6.15 Privacy and overlooking were also previously considered, including the level of privacy afforded to the proposed dwelling. A partially glazed door is proposed on the northern elevation facing towards no. 11 however this would be situated off the shared boundary, and while it is within the living space of the bungalow, would not provide the main outlook from this space but serve as a side access. This would face towards the higher part of the existing boundary wall/fence and is not considered to result in a significant loss of privacy.
- 6.16 In respect of privacy for occupiers of the proposed dwelling, the eastern most first floor window on no. 11 serves a bedroom and faces towards the site. It would face directly on to the side elevation of the proposed bungalow and while there is a modest garden area in front of this, the main garden area is to the east. Any views into this area would be at a greater distance, over the bungalow and at an angle. It is therefore considered that no more overlooking into the proposed garden than otherwise might normally be expected within a village location would be possible. Future residents would therefore have an adequate degree of privacy.
- 6.17 It is not considered that there would be a significant impact to or from Forge Cottage opposite in respect of overlooking/privacy.

#### Ecology

- 6.18 It is noted that some third-party comments note the lack of an Ecological Survey. The Council's Ecologist has considered the proposal and is satisfied that the proposed development appears unlikely to result in a significant adverse impact on protected species or UK Priority habitats or species (under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)), given the small size of the site and that existing vegetation is limited to the site boundaries.

- 6.19 In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Sandlings SPA; Deben Estuary SPA/Ramsar; Alde-Ore Estuary SPA/Ramsar and Orfordness-Shingle Street SAC) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This was secured previously and therefore, subject to formal agreement that this contribution can be transferred to the current scheme, it can be concluded that there would be no adverse impact on the integrity of the protected sites.

### Trees and Landscape

- 6.20 The Council's Landscape Officer previously reviewed this application in respect of potential impacts on existing trees on site, and having visited the site notes that the two indicated trees at the front of the site, on the Hungarian Lodge side of the boundary, are remnant blackthorn or wild plum grown out of what appears to be a former hedge line. There is the potential for the dwelling to have an adverse impact on the root zones of these hedge plants off the site, however, it is considered that they are robust enough to not be unduly affected and would benefit from a hard reduction to encourage basal growth in the interests of restoring the hedge line. With such a reduction they would have further capacity to cope with site disturbance. On that basis there are no objections to the proposal for tree related reasons.
- 6.21 Conditions requiring details of boundary treatment and front garden planting proposals covering front boundary hedge and suitable tree planting are proposed.

### Heritage

- 6.22 The application site is not within the curtilage of a Listed Building nor is it within, or within the setting of, the Ufford Conservation Area. There are some Listed Buildings near to the site, most notably The Red House (the residential dwelling south of Hungarian Lodge) and The Crown Public House (on the opposite side of High Street and to the south of the application site). It is noted that 1 and 2 Forge Cottages, opposite, are also historic buildings with some character. Given the distance between the application site and Listed Buildings and intervening development, it is not considered that the proposed development would affect the setting of these buildings and therefore, the application has not been advertised as such.

## **7. Conclusion**

- 7.1 The principle of a new dwelling within the defined Settlement Boundary of a Small Village is acceptable. While there are no other bungalows within the immediate area, it is not considered that a new, rendered bungalow situated adjacent to a row of 1980s rendered dwellings would be noticeably harmful to the character of the wider street scene, noting the proximity, also, of some more historic properties. The impact on residential amenity has been carefully considered however this proposal is considered to provide adequate amenity for any future occupiers without adversely impacting on neighbouring properties.
- 7.2 There would be no adverse impact on trees or landscape character, no significant adverse impact to protected or priority species, and no significant adverse impact on the integrity

of European sites subject to the transfer of the previously made financial contribution to RAMS.

7.3 The proposal is therefore considered to comply with the Local Plan and a whole.

## **8. Recommendation**

8.1 Authority to Approve subject to no new issues being raised within the consultation period and subject to controlling conditions.

### **Conditions:**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing nos. 1400-01J, 1400-02J and 1400-03J received 8 September 2023 and 1400-04 K received 7 November 2023, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in broad accordance with Suffolk County Councils standard access drawing DM03 with a minimum entrance width of 3 metres for a single access. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

6. Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, and thereafter retained in that form.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

7. The use shall not commence until the area(s) within the site shown on Drawing No. 1400-02J for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

8. Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

9. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

10. Before the development is occupied details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

11. Prior to occupation of the dwelling hereby permitted, precise details of all boundary treatments shall have been submitted to, and approved in writing by the local planning authority and subsequently installed on site. Thereafter, the approved boundary treatments shall be retained.

Reason: In the interests of visual amenity and residential amenity.

12. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

13. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) 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.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

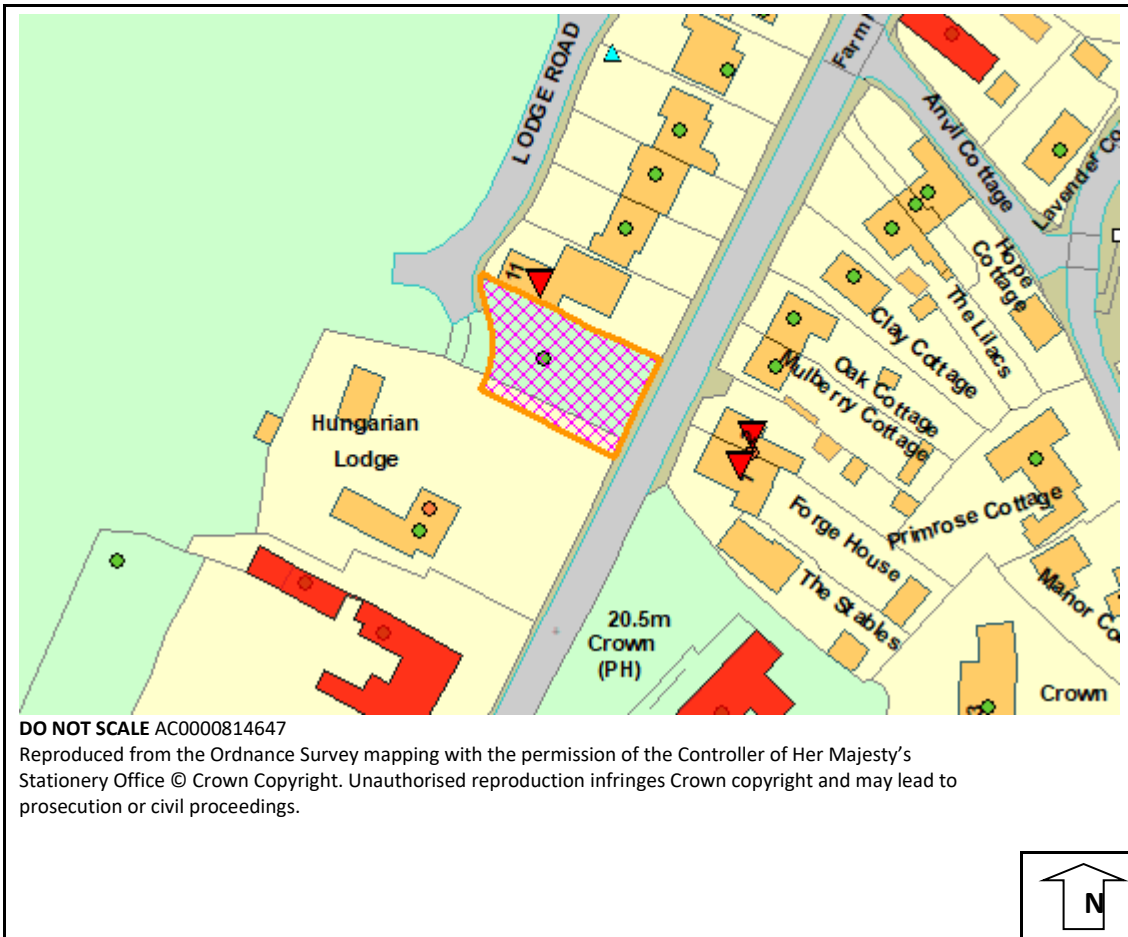
#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.

## **Background information**

See application reference DC/23/3492/FUL on [Public Access](#)

# Map



## Key



Notified, no comments received



Objection



Representation



Support