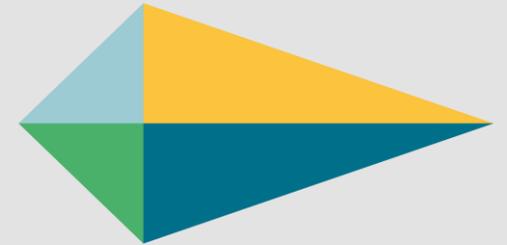


Item : DC/22/4746/FUL

Construction of one and a half storey two bedroomed dwelling.

35 King Georges Avenue, Leiston, IP16 4JX



**EASTSUFFOLK**  
COUNCIL

# Site Location Plan











**Views of the track onto King George Avenue**

# Views taken from the track to the rear



# Extant Outline approval



## Indicative Street Scene

1:250 @ A4

### Layout Notes

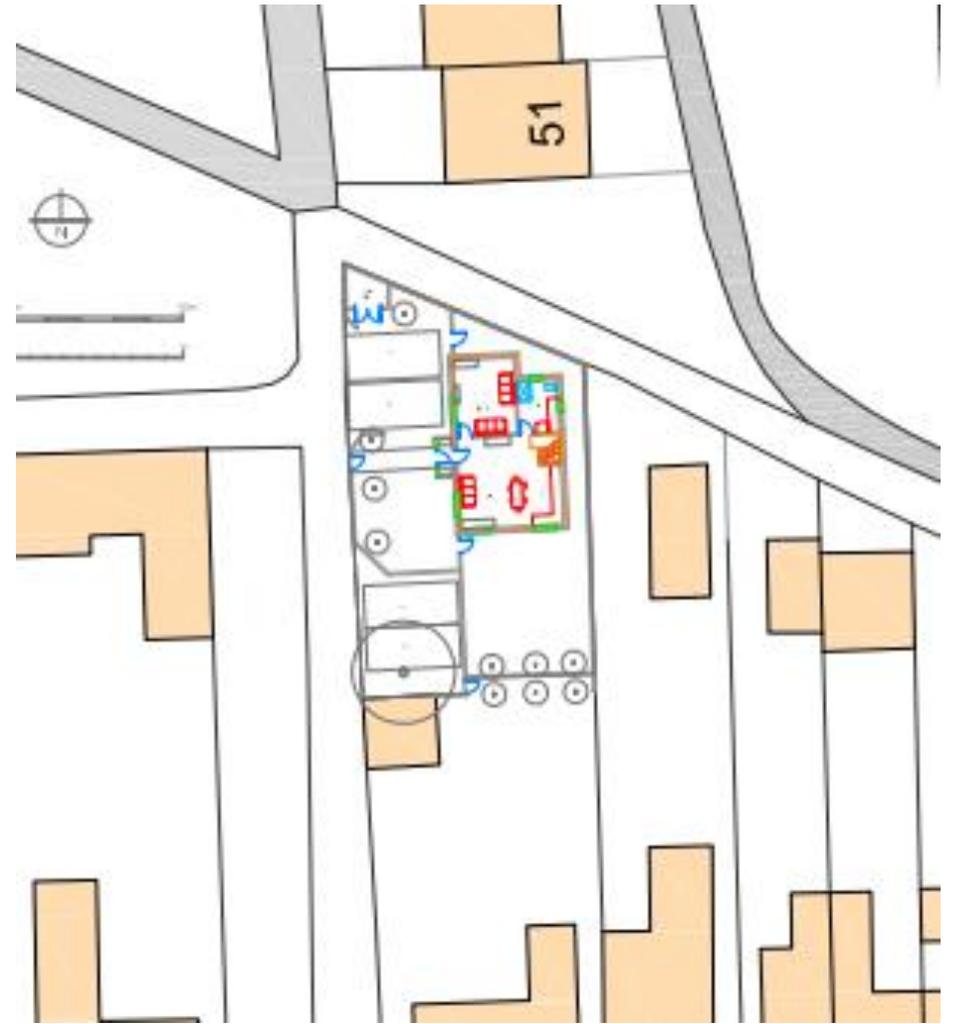
- (A) Vehicular access/ parking crossover.
- (B) Approximate position of existing tree to be retained.
- (C) New 2 Bedroom Detached bungalow.
- (D) Parking for no.35.
- (E) Parking for new detached bungalow.
- (F) Rear private garden (1.05m<sup>2</sup>).
- (G) Dashed orange lines denote existing buildings to be removed.
- (H) Retained private garden to no.35.

### Scheme Summary

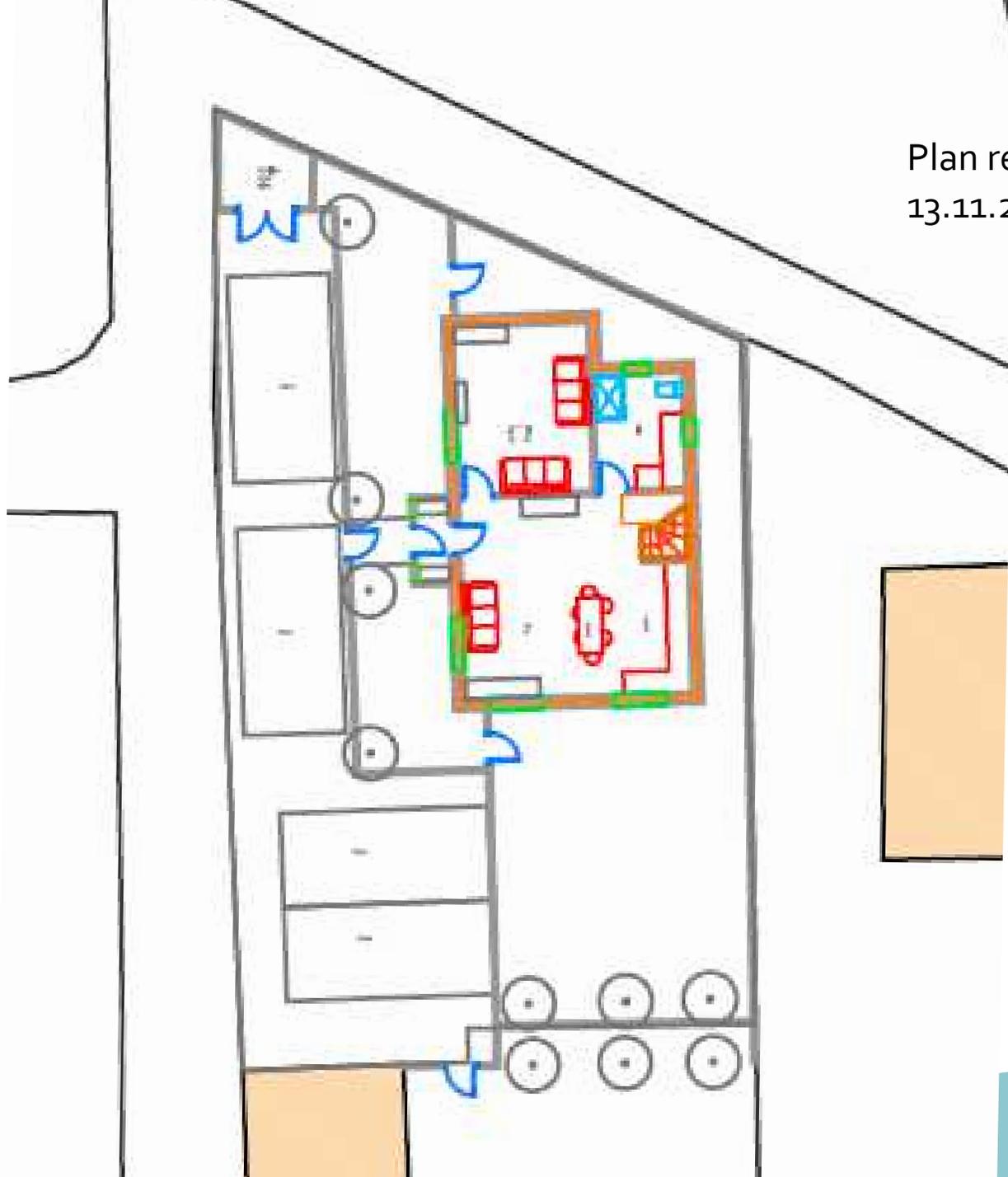
- Proposed detached 2 bedroom bungalow.



Trees at 35 King Georges Avenue Leiston



Plan received  
13.11.2023



Plan received 13.11.2023



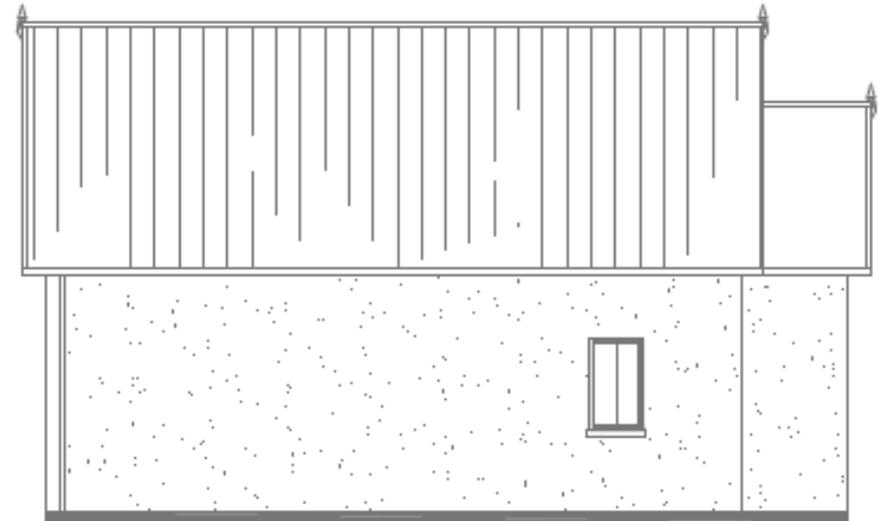
West



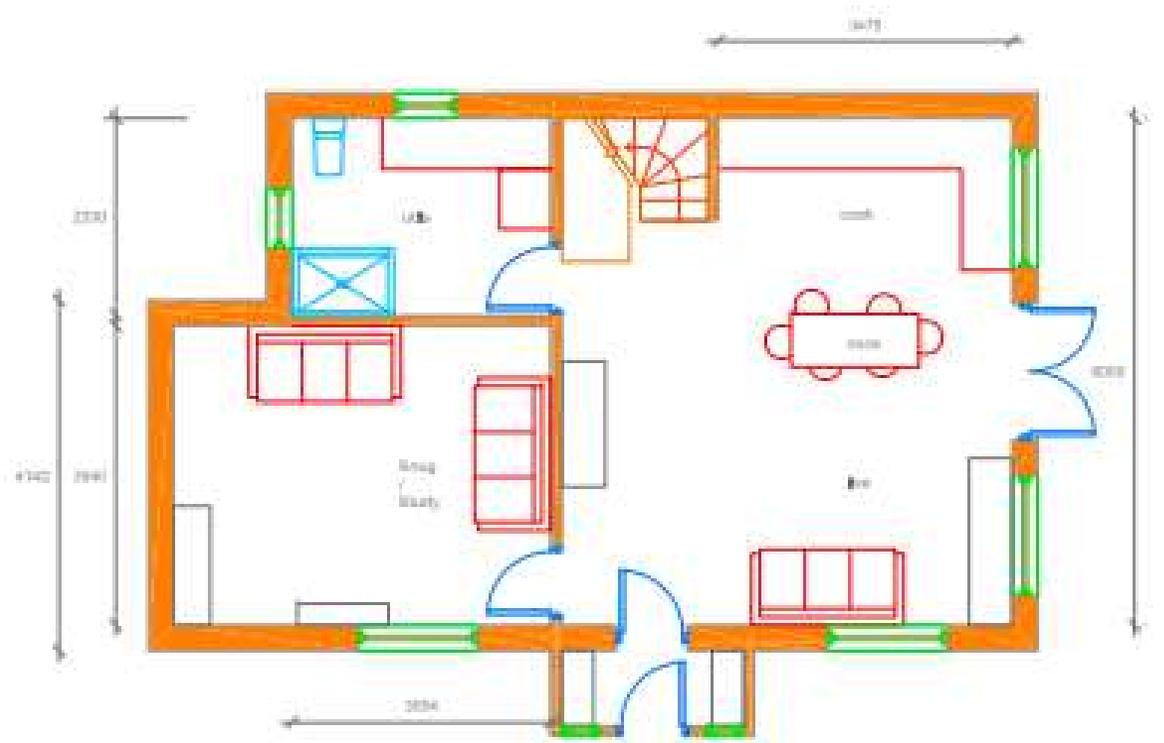
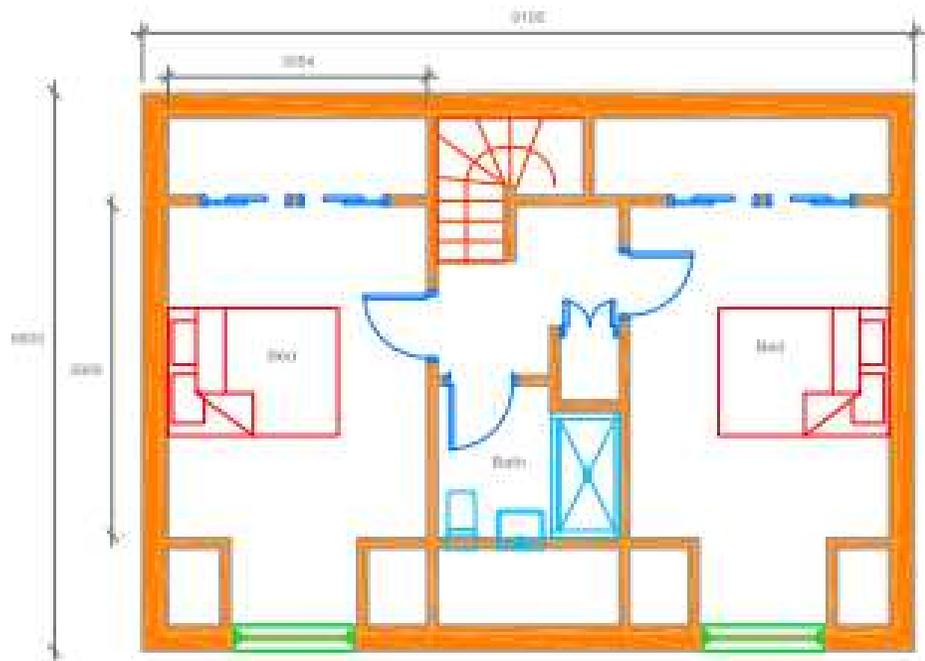
South



North



East



elevations 1:100

# Planning Considerations

**Impact upon neighbours**

**Impact upon street scene**

**Access**

# Recommendation

Approve Subject to conditions– summarised below:

- Time limit
  - Approved Plans
  - Parking/maneuvering
  - Surfacing of access
  - Sw drainage
  - Cycle storage
  - Removal of PD rights
  - Materials
  - Landscaping implementation
- 