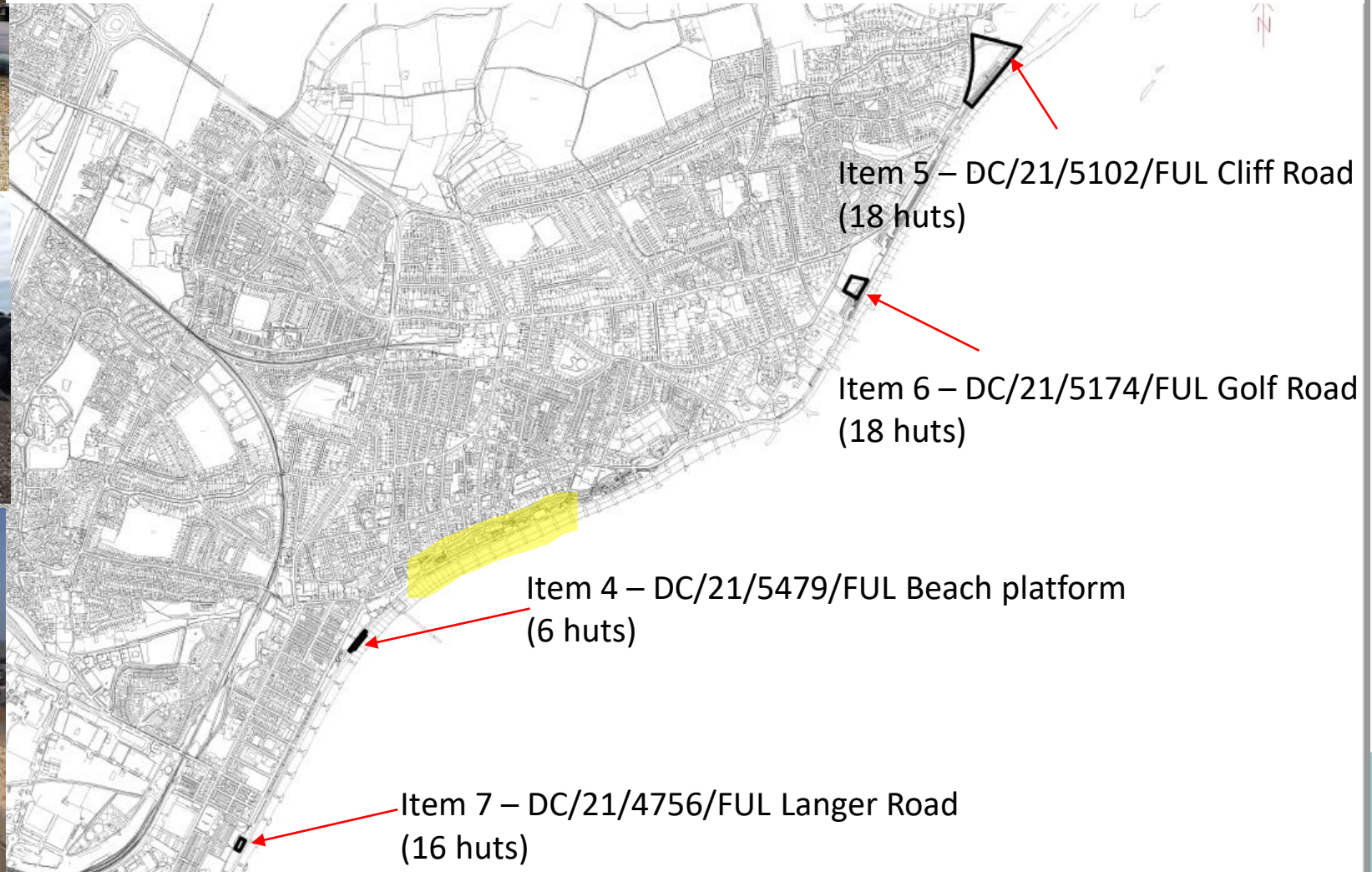




Overview Plan – Site Locations for Items 4, 5, 6 and 7



Item: 4

DC/21/5479/FUL

Beach platform repairs and extension and
provision of 6 new beach hut sites

Beach Platform, South Beach, Felixstowe



Summary

This application seeks full planning permission for repairs and extensions to an existing beach platform to the southwest of Felixstowe Pier to provide 6 additional beach hut sites. The proposals comply with the relevant policies in the Local Plan and the application is recommended for approval subject to conditions.

As the applicant and landowner is East Suffolk Council, the proposal is to be determined at planning committee in accordance with the scheme of delegation.

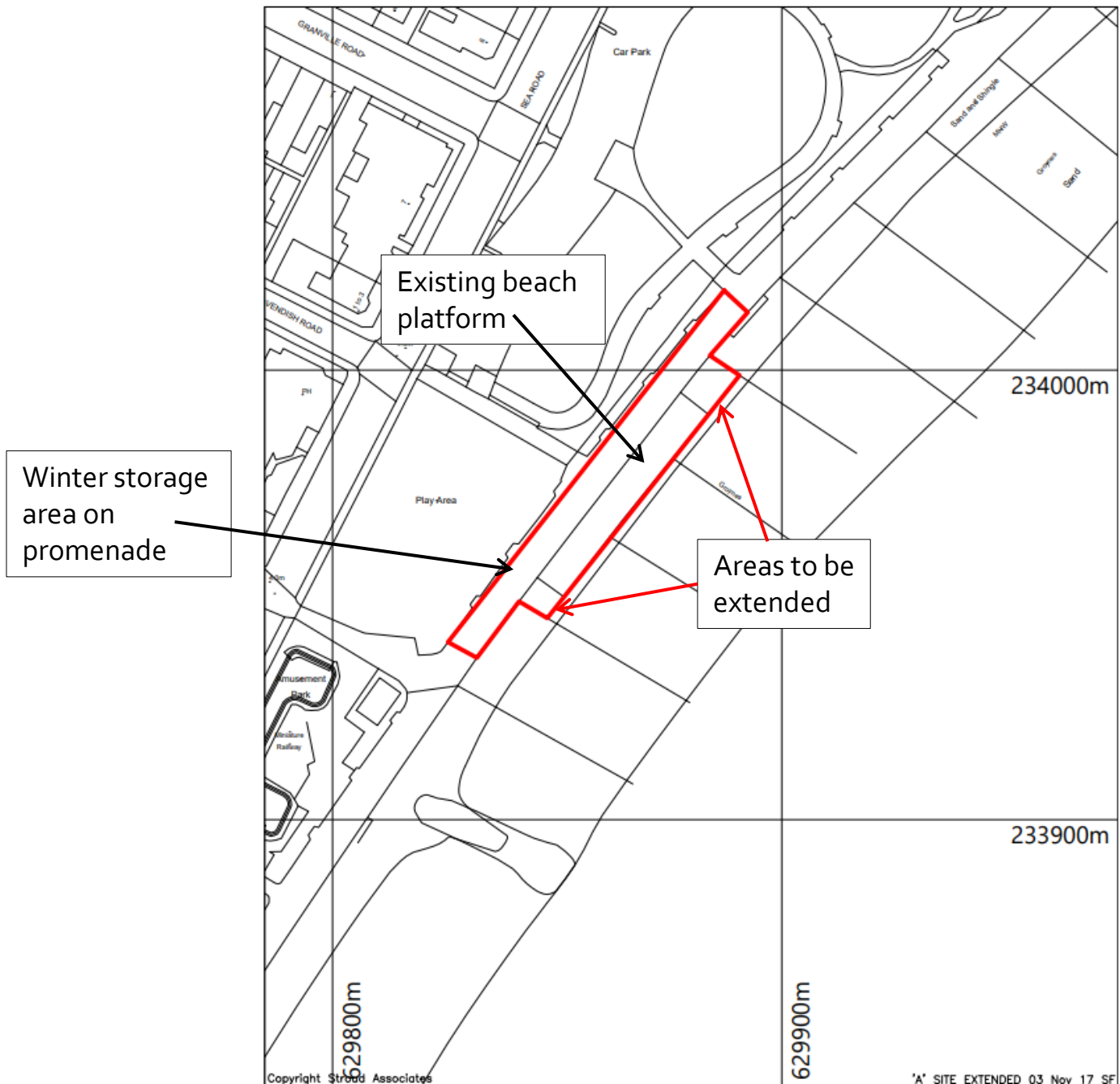
Site context



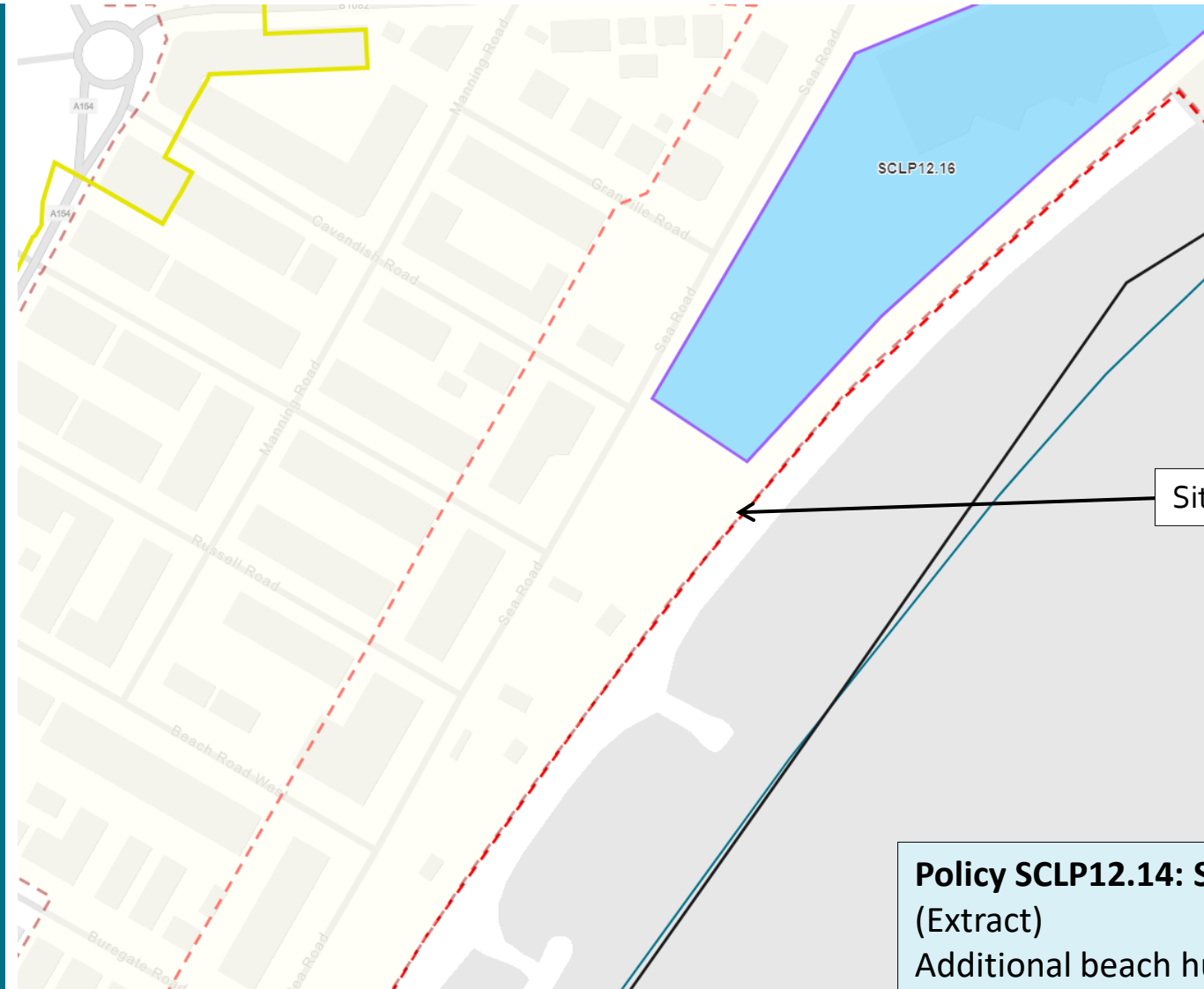
Site context



Site location plan



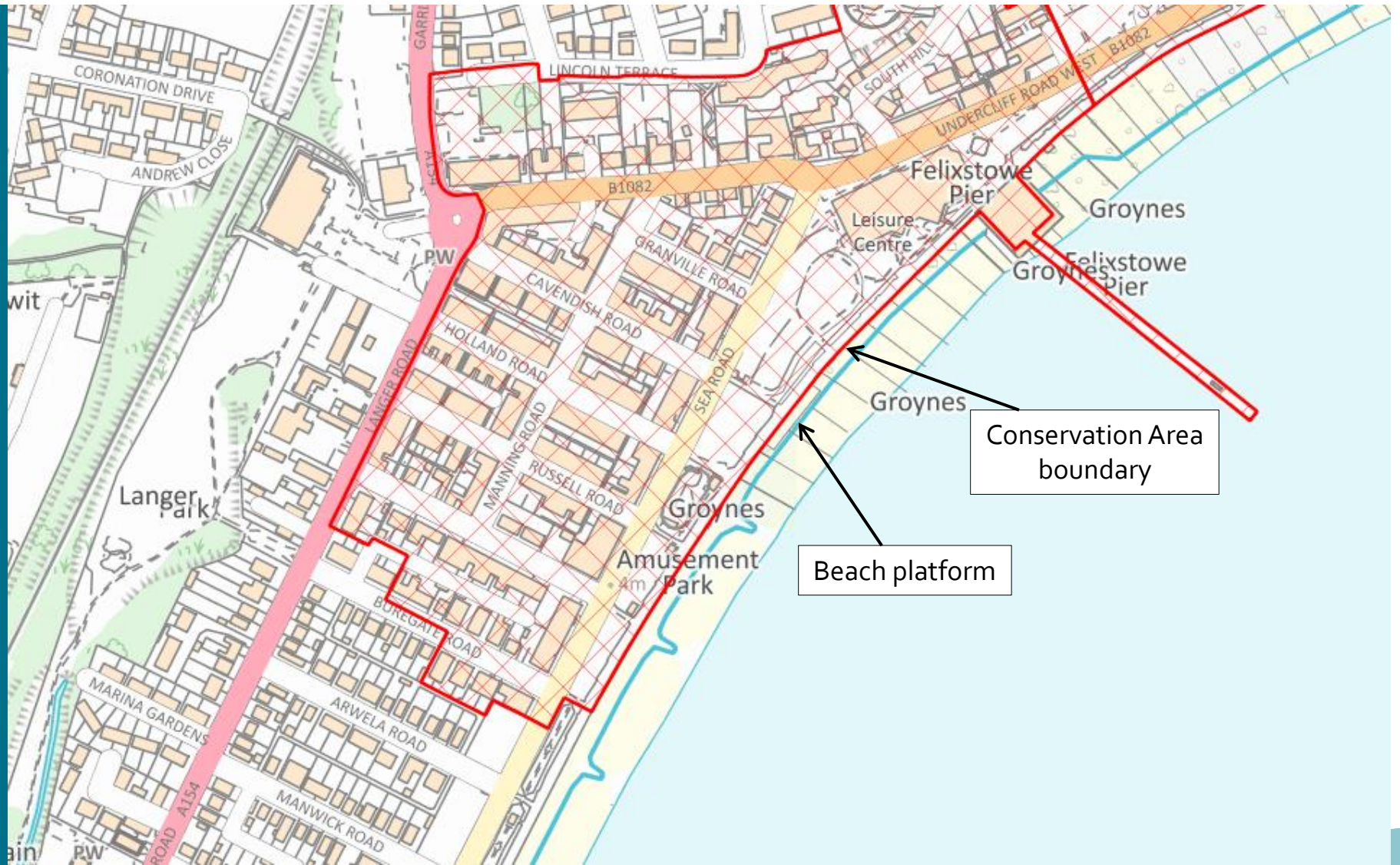
Site location – policy context



Policy SCLP12.14: Spa Pavilion to Manor End (Extract)

Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.

Site location – Conservation Area



Photographs

Looking south from promenade
towards beach platform



Photographs

Looking south from promenade
towards beach platform



Photographs

Looking south from promenade
towards beach platform



Photographs

Looking north towards beach
platform



Photographs

Looking north from beach platform

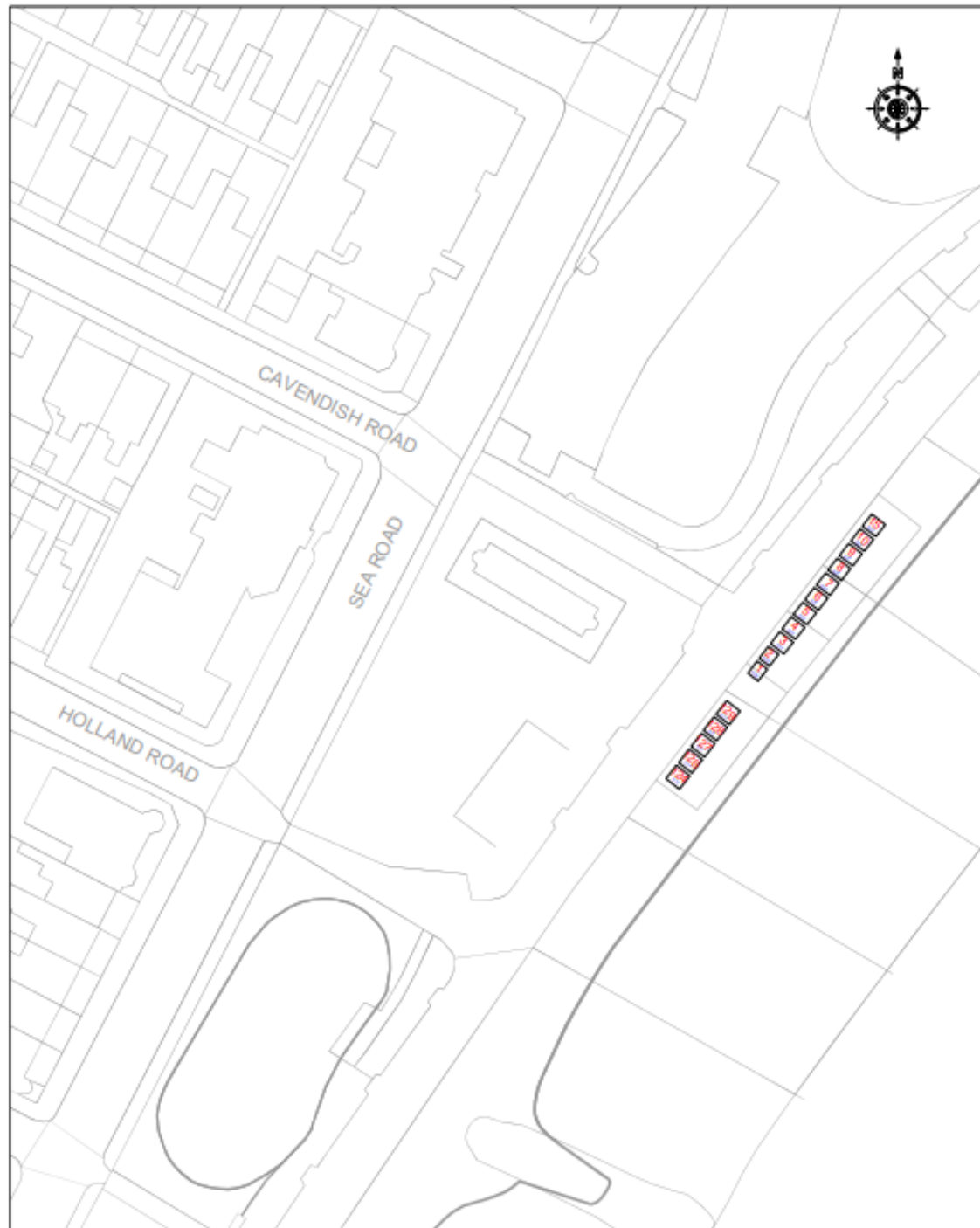


Photographs

Looking north towards winter storage area

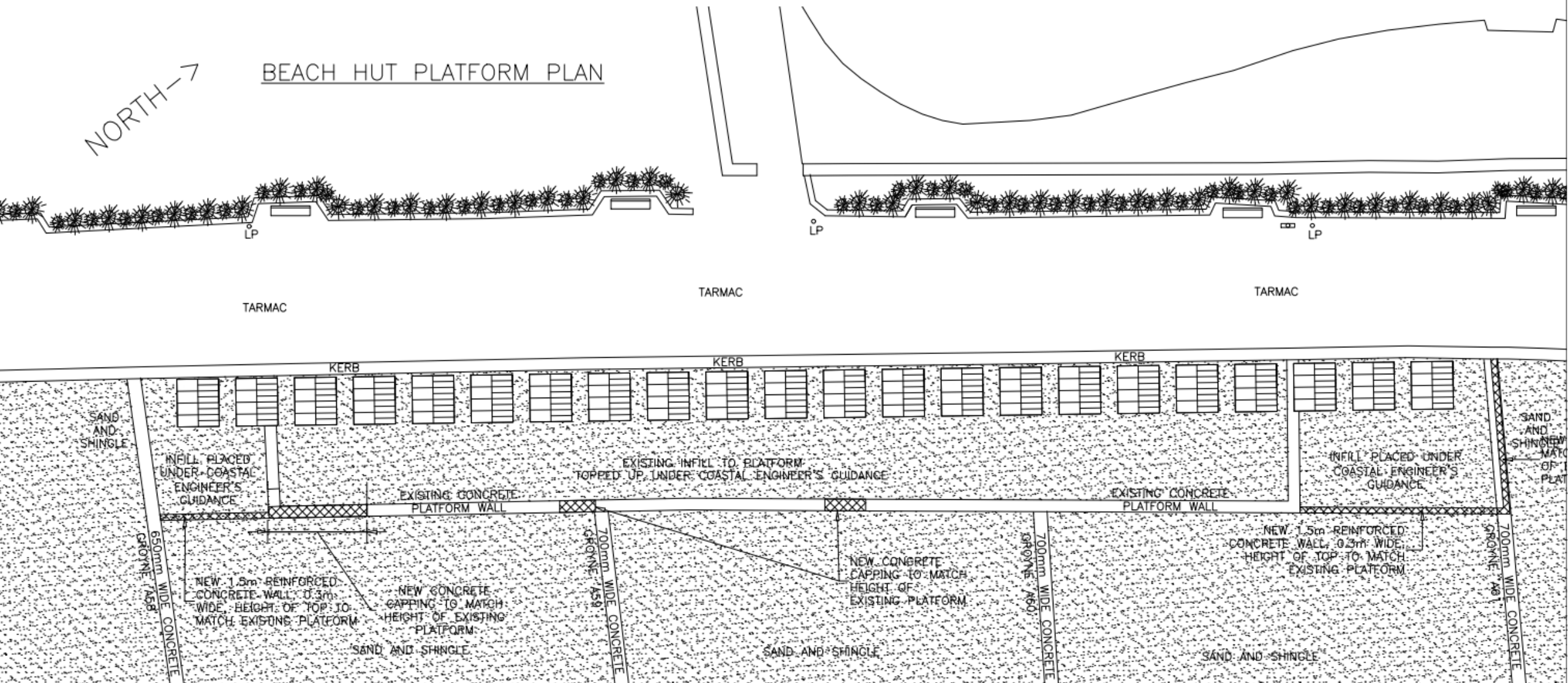


Existing Block Plan

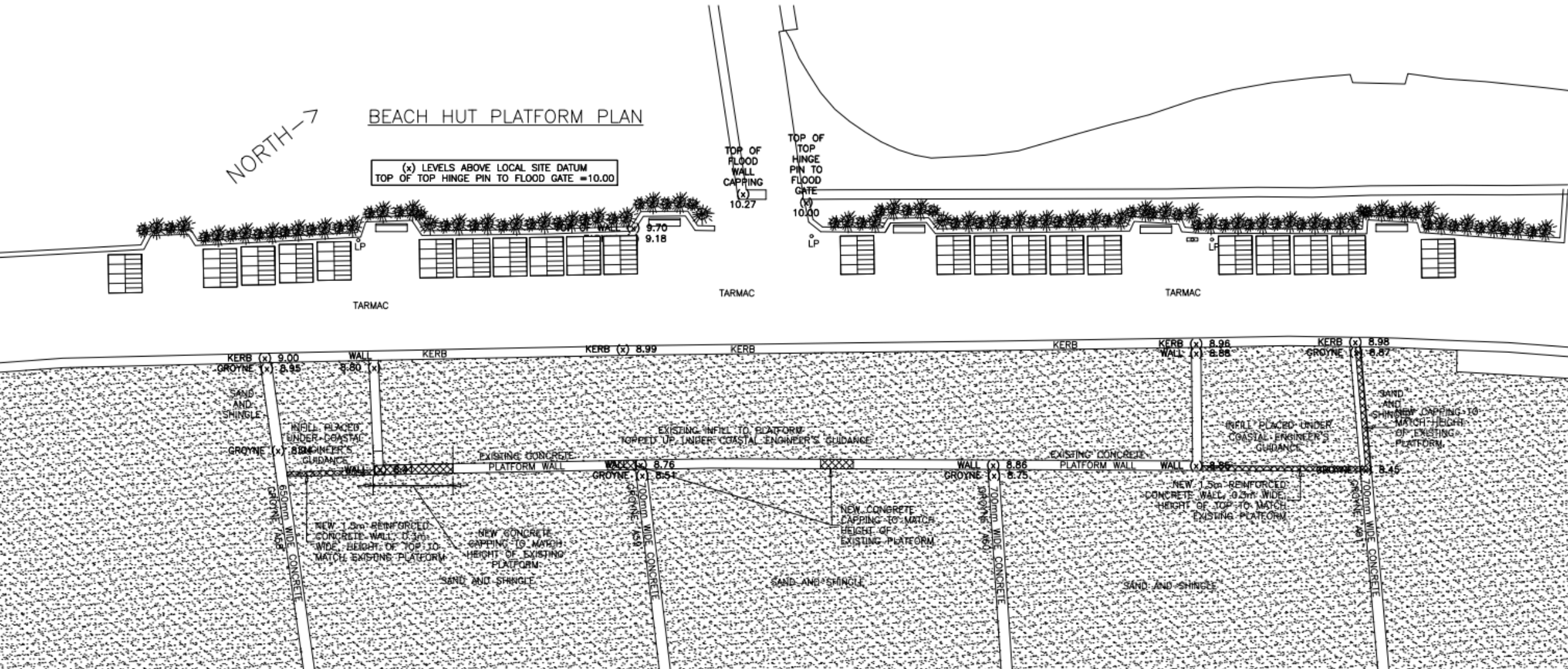


Existing platform accommodating
16 beach huts

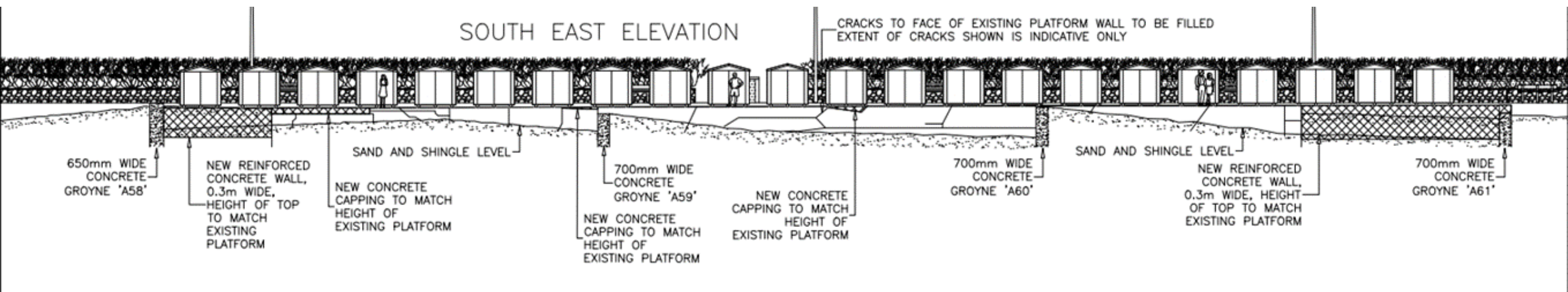
Proposed Block Plan - beach huts on platform



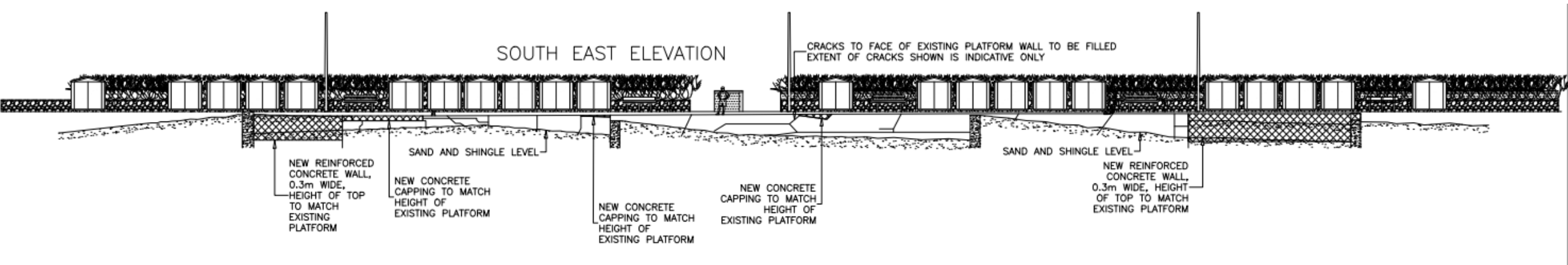
Proposed Block Plan – beach huts in winter storage area



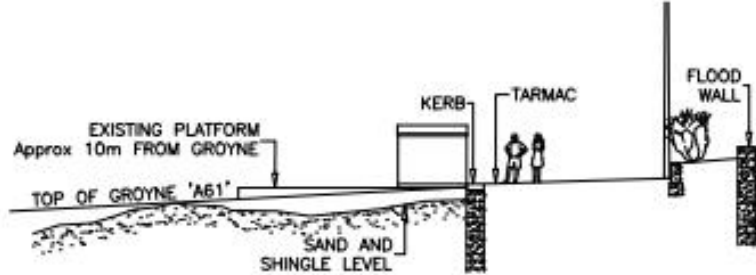
Proposed Elevation – beach huts on platform



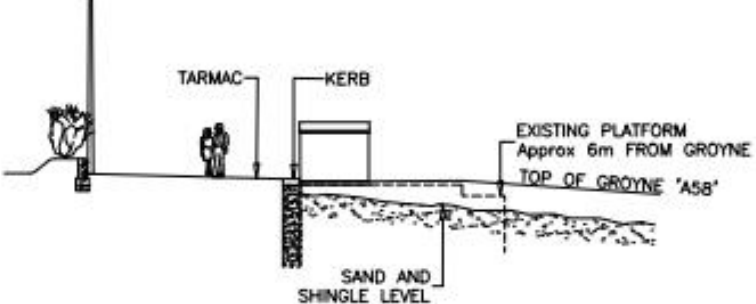
Proposed Elevation – beach huts in winter storage area



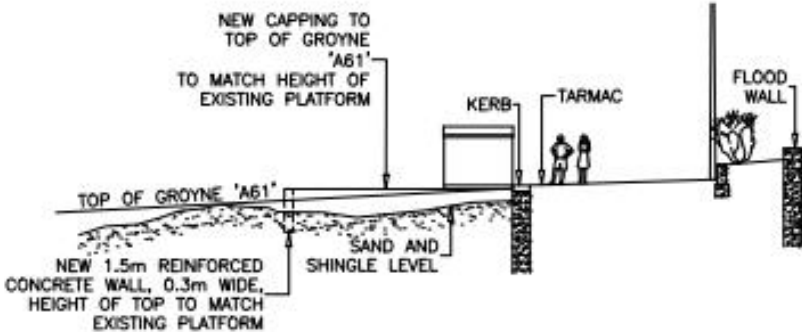
Existing and Proposed Elevations



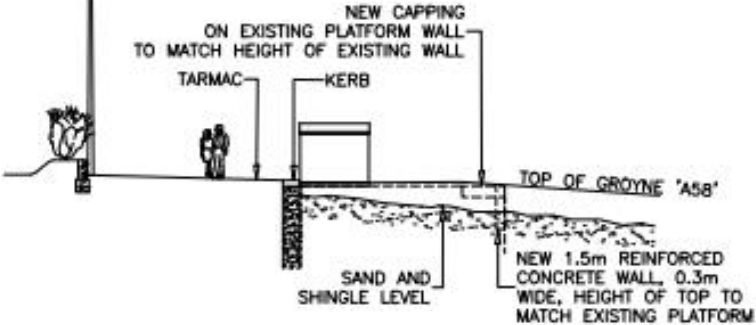
NORTH EAST ELEVATION
EXISTING



SOUTH WEST ELEVATION
EXISTING



NORTH EAST ELEVATION
PROPOSED



SOUTH WEST ELEVATION
PROPOSED

Material planning considerations and key issues

The following material planning considerations have been considered – as addressed within the report:

- Visual impact
- Impact on the Conservation Area
- Coastal Management
- Contamination
- Ecology

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- Time limit for commencement
- Compliance with submitted plans
- Management and maintenance plan
- Provision for disabled access
- Materials
- Unexpected contamination