

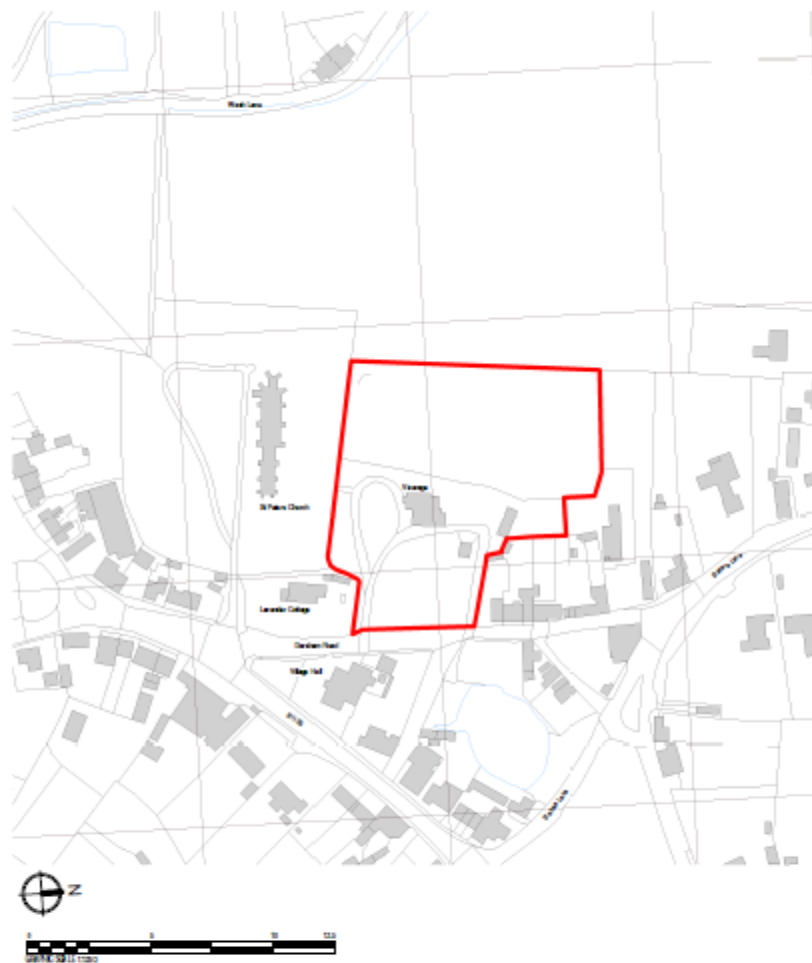
# NORTH - Item: 3

## DC/19/2839/FUL

Application for 20 new dwellings and change of use of 1 no. existing dwelling (The Vicarage) into a communal social hub

The Vicarage, Darsham Road, Westleton





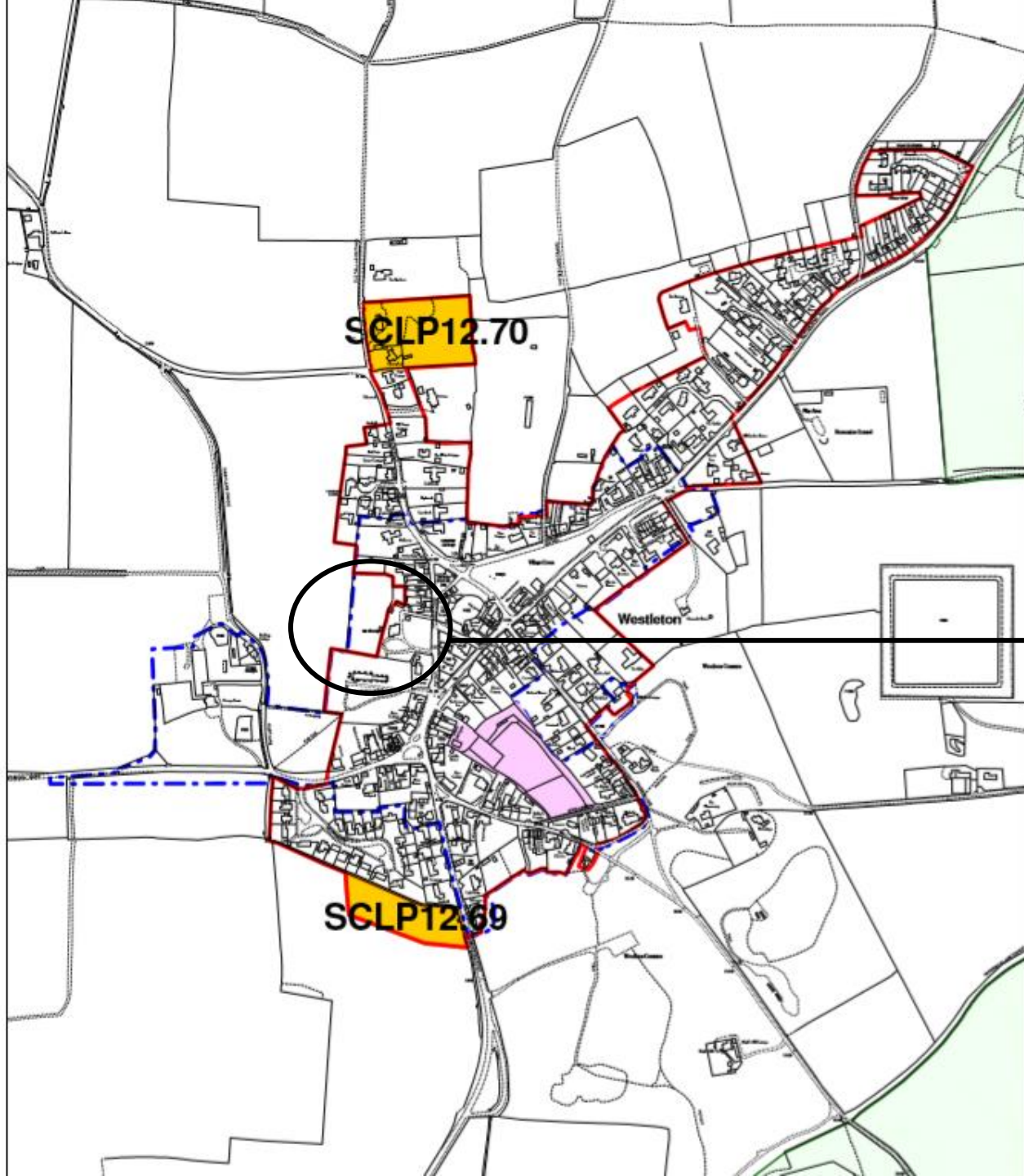
1 Existing site location plan  
1 : 1250



2 Existing block plan  
1 : 500







Emerging Local Plan  
note that the boundary does not  
change from the adopted local plan





## WESTLETON CONSERVATION AREA APPRAISAL

June 2010

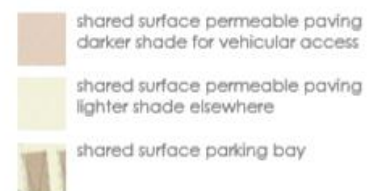








KEY:





1 Vicarage Elevation - East  
1:100



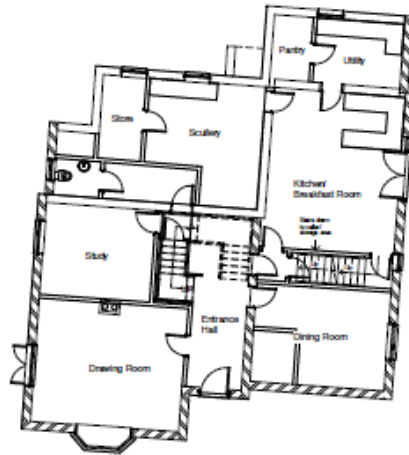
3 Vicarage Elevation - South  
1:100



4 Vicarage Elevation - West  
1:100



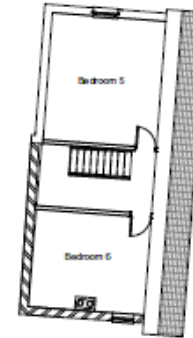
2 Vicarage Elevation - North  
1:100



5 Ground Floor  
1:100



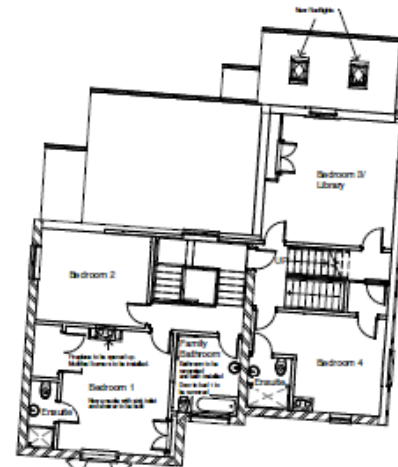
6 Vic 1st Fl  
1:100



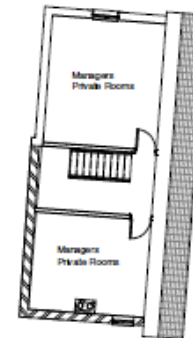
7 Vic 2nd Fl  
1:100



12 Ground Floor Proposed  
1:100



13 Vic 1st Fl Proposed  
1:100



14 Vic 2nd Fl Proposed  
1:100

#### Notes:

- Gridwork to be retained/recorded as necessary.
- Windows and doors to be surveyed for condition and performance. To be repaired/replaced as necessary.
- Roof tiling to be surveyed and repaired/replaced as necessary.
- Rainwater harvesting to be installed for re-use in common grounds.
- Thermal performance to be improved by retrofitting insulation within the buildings envelope.
- Electrical to be reviewed with LED lighting to be installed throughout.
- Heating to be provided via ground source heat pump.
- Paving to be replaced to suit application.

Rev	Description	Date
modece architects		PURPOSE OF DRAWING
The Old Seely, 100 St Albans, Herts, AL1 1AA		FOR COMMENT
PROJECT		CLIENT
Glebe Meadow CIC		Glebe Meadow, Westleton
DRAWN BY	CHECKED BY	DATE
OS	JG	19/06/19
PROJECT NUMBER	DRAWING NUMBER	DRAWING TITLE





K. Plots 11-20

I. Church View Avenue

J. Plots 6-10

L. The communal lawn and external amenity space

E. The Social Hub (former vicarage)



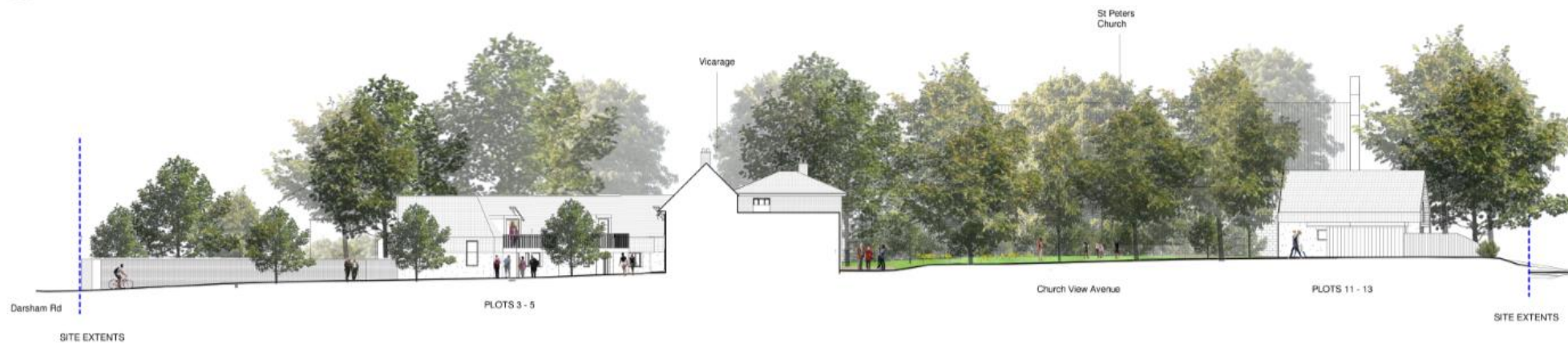


**1 Section 4**  
1 : 200





# 1 Section 1 1 : 200





The following issues are in the officer's mind significant and would be suggested reasons for refusal:

1. Harm to designated heritage assets of St Peter's Church and Lavender Cottage
2. Loss of important open space identified in the CA appraisal and the resulting harm to the defined heritage asset
3. The site is located outside the settlement boundary and does not meet the exceptions to allow housing identified in para 79 of the NPPF or Policy DM3 of the Local Plan.
4. Insufficient information has been provided to satisfy the Local Lead Flood Authority that suitable drainage of the site can be achieved
5. Objection from the Councils Arboriculturist over the future pressure to fell trees
6. The scheme represents poor layout and design which does not respect its setting or character of the area and is contrary to design guidance in the NPPF
7. There is no suitable mechanism through an appropriate legal agreement to ensure that the dwellings remain for local people (as was the intention) and as such, with the very open cascade proposed, amount to new market dwelling. No affordable housing is proposed on grounds of viability. As such there is no public benefit arising from this development.
8. Inappropriate mix of housing to satisfy Policy SP3 of the Local Plan.

# Recommendation

**Delegate to the Head of Planning and Coastal Management**

