

Item 8

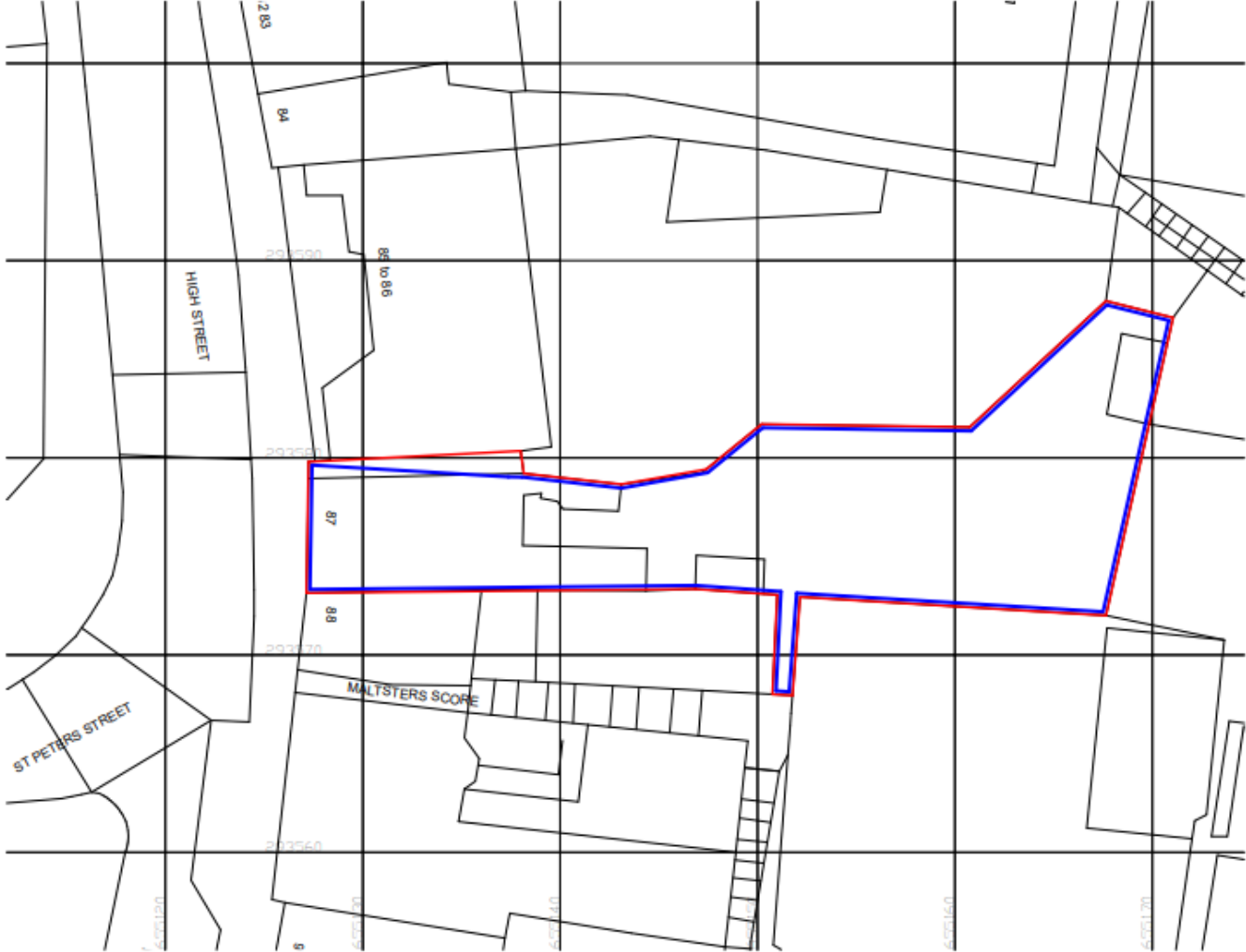
DC/21/4253/FUL

Restoration of existing shop frontage, demolition of existing rear single storey extension and addition of new two storey extension with additional dwelling.

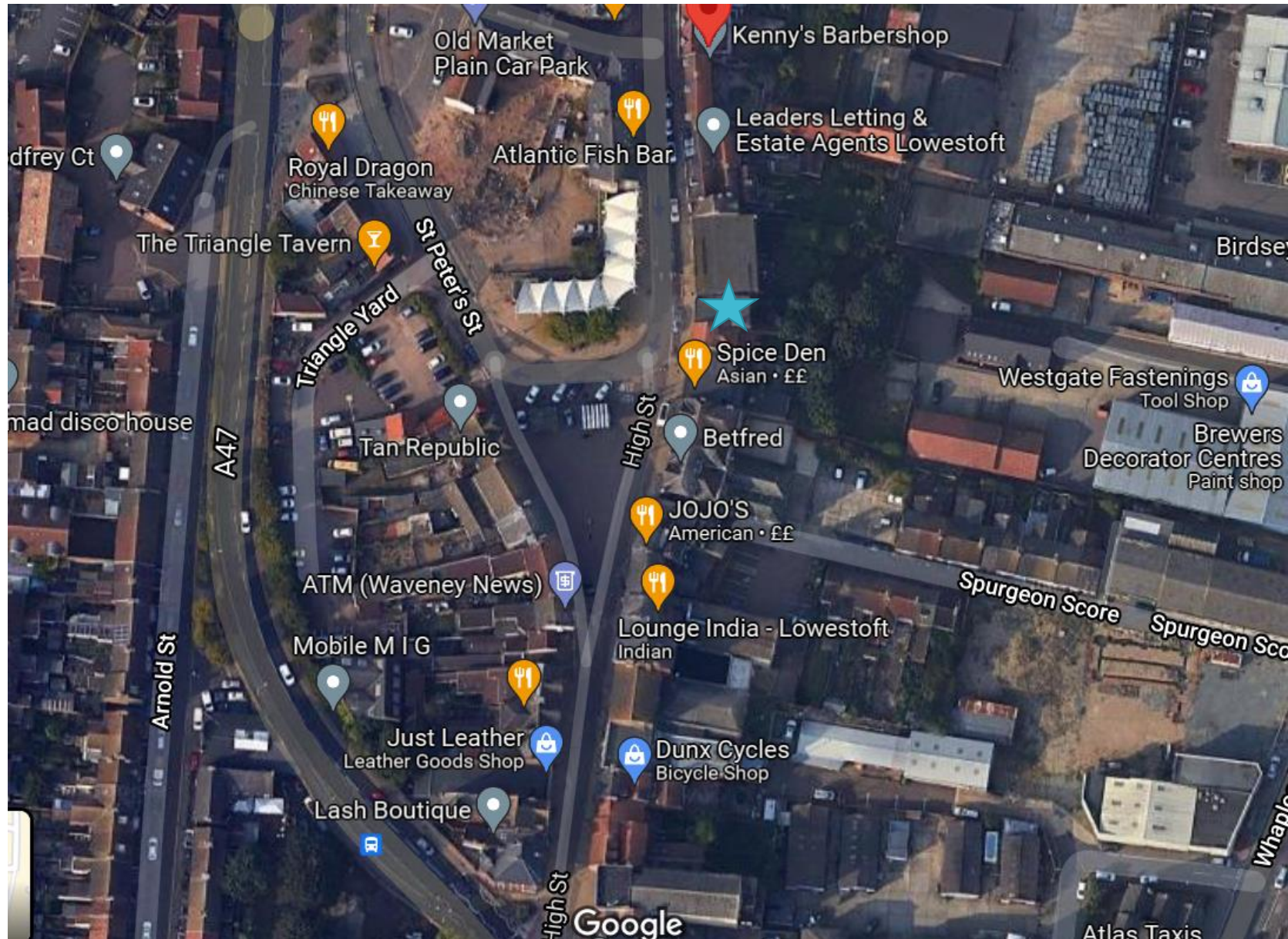
87 High Street, Lowestoft, Suffolk, NR32 1XN



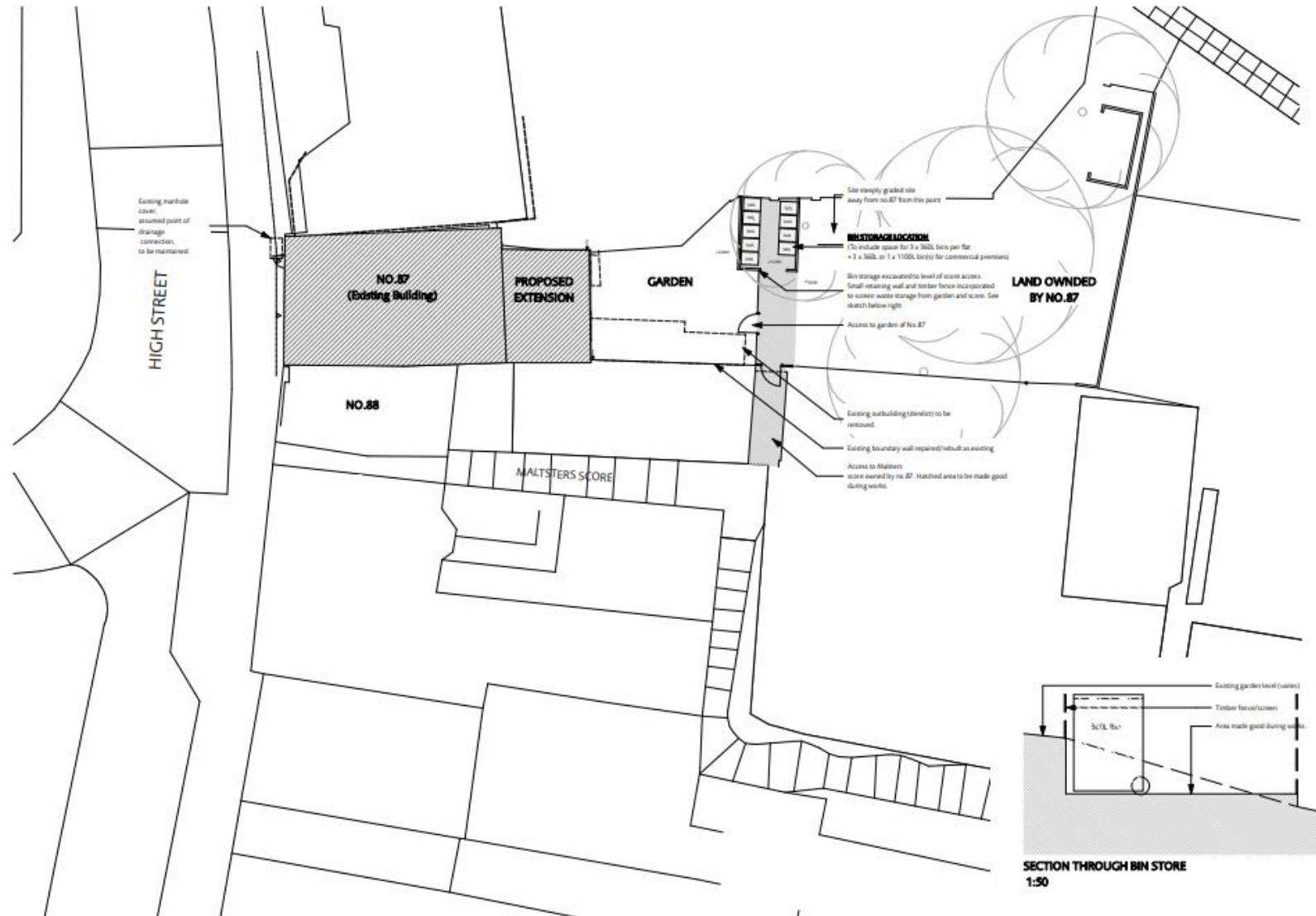
Site location plan



Aerial view



Proposed Block Plan



Photos of front



01. No.87 (2020) shown in the streetscape.



02. Closeup of condition of existing timber and joinery.



03. Closeup of existing first floor facade.

Photos of rear



04. Rear view of no.87



05. No.87 viewed from neighbouring building no.88

Photos from rear of No. 88



Photos of rear of No. 85 - 86

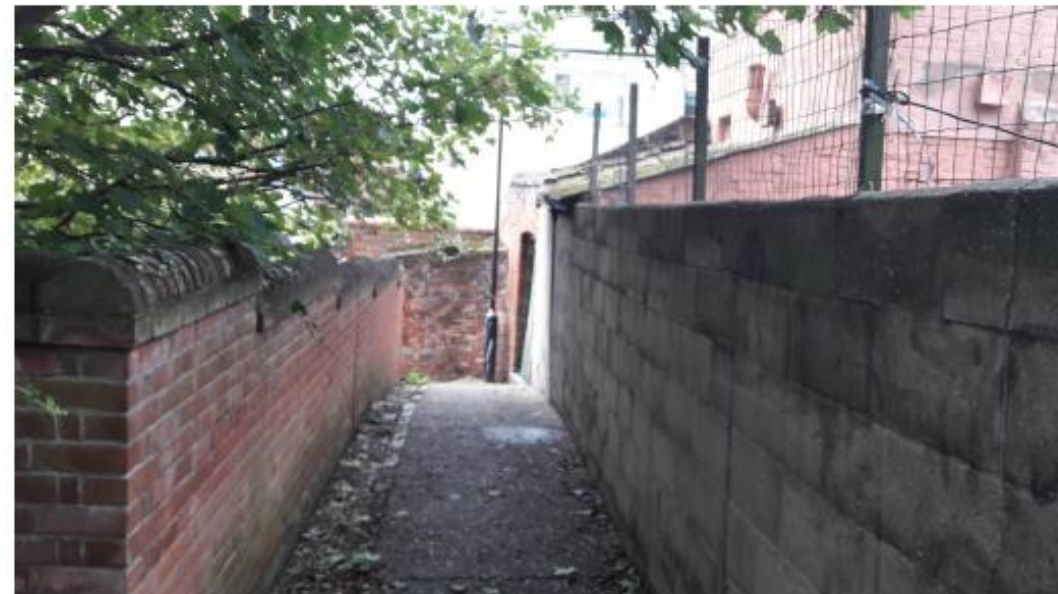


Photos from rear of application site





Photos from Malsters Score

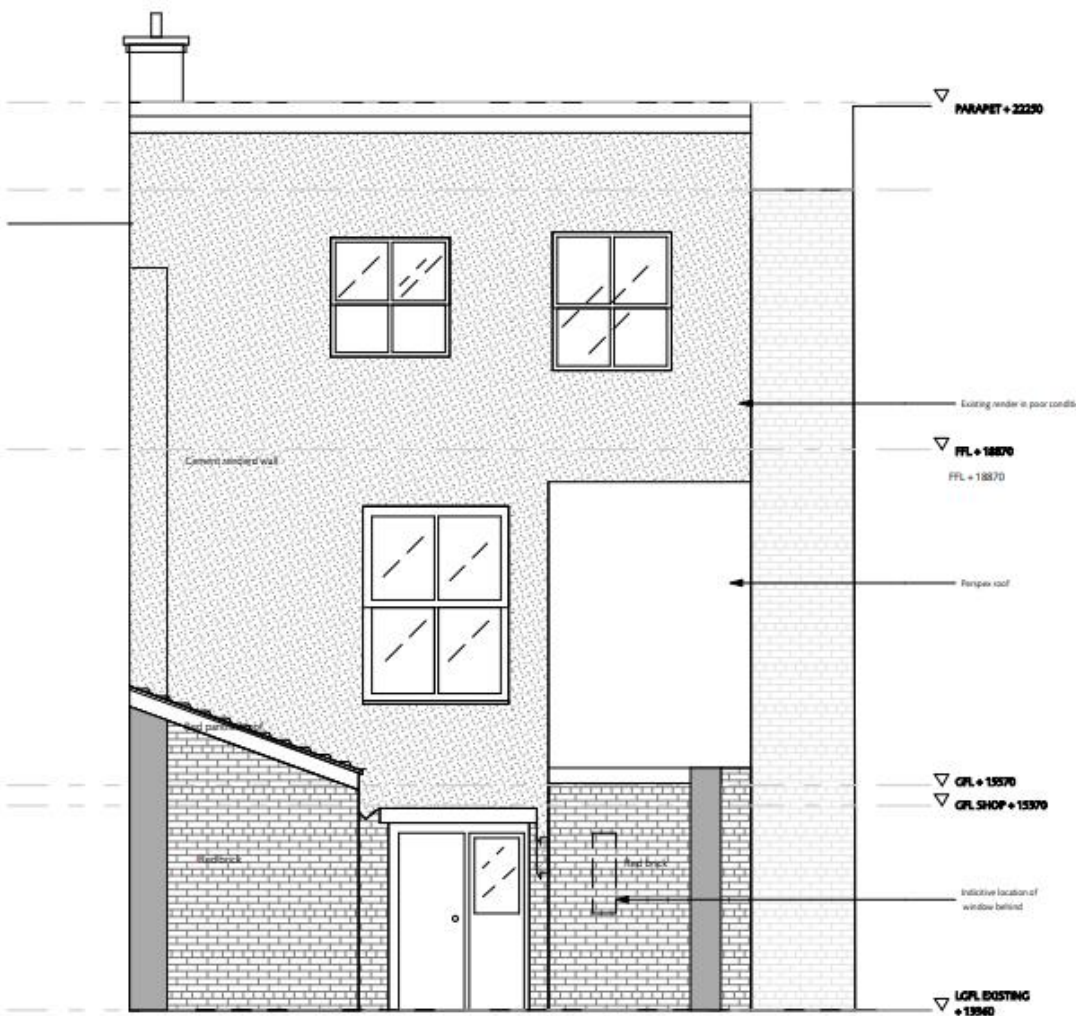


Existing elevations



FRONT ELEVATION AS EXISTING
1:50

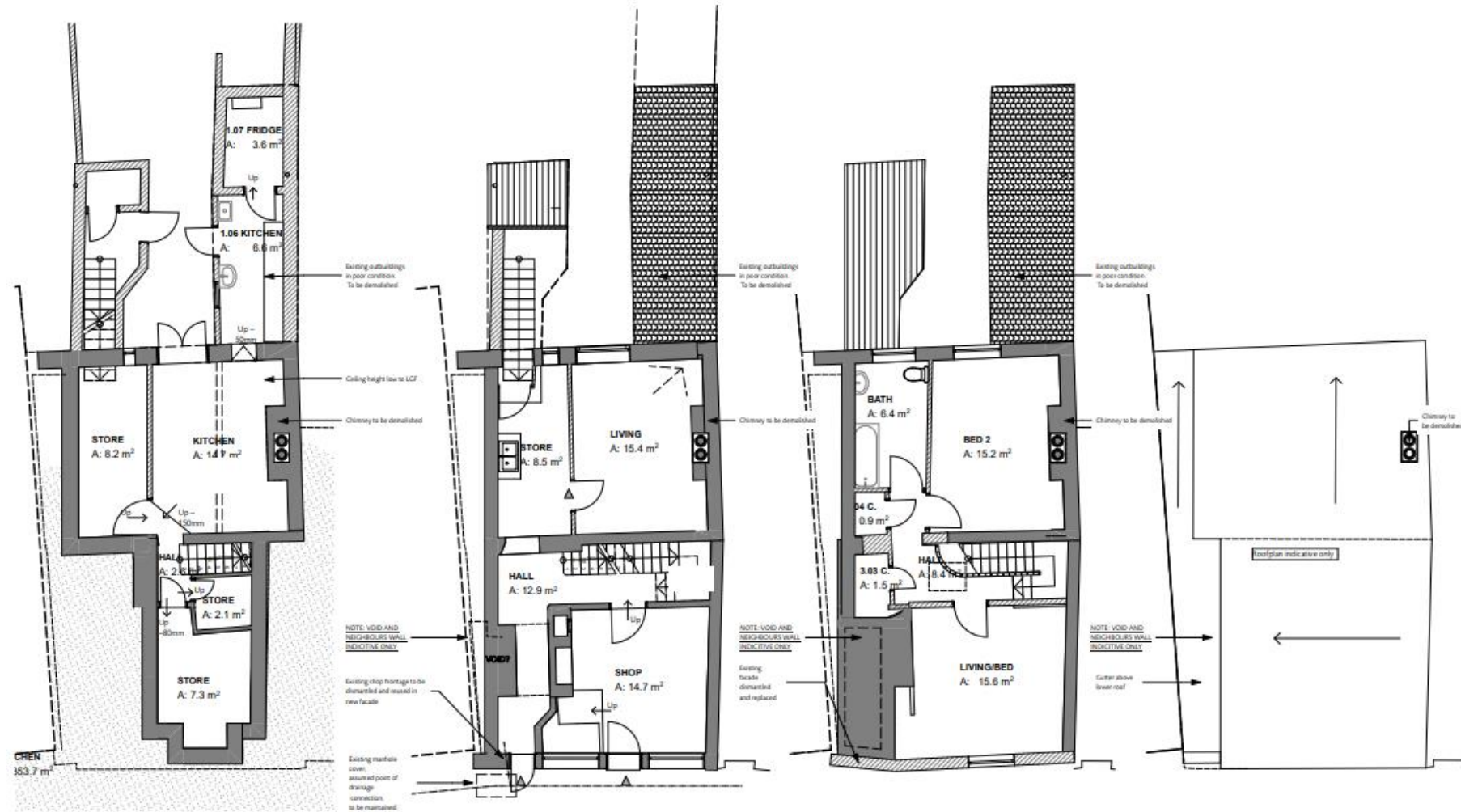
NEIGHBOURING SITE NO. 87 NO. 88



REAR ELEVATION AS EXISTING
1:50

NO. 88 NO. 87 NEIGHBOURING SITE

Existing floor plans



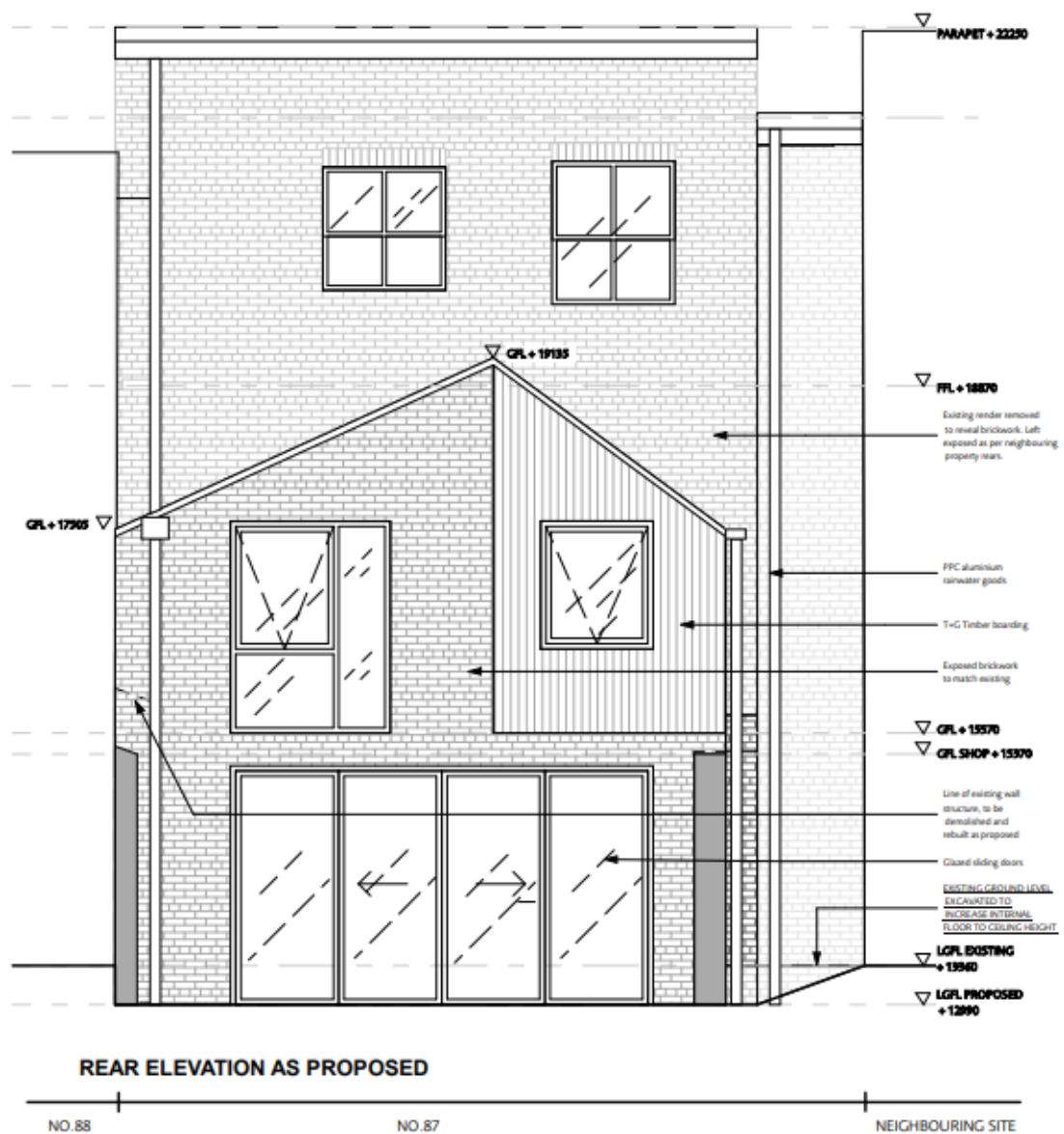
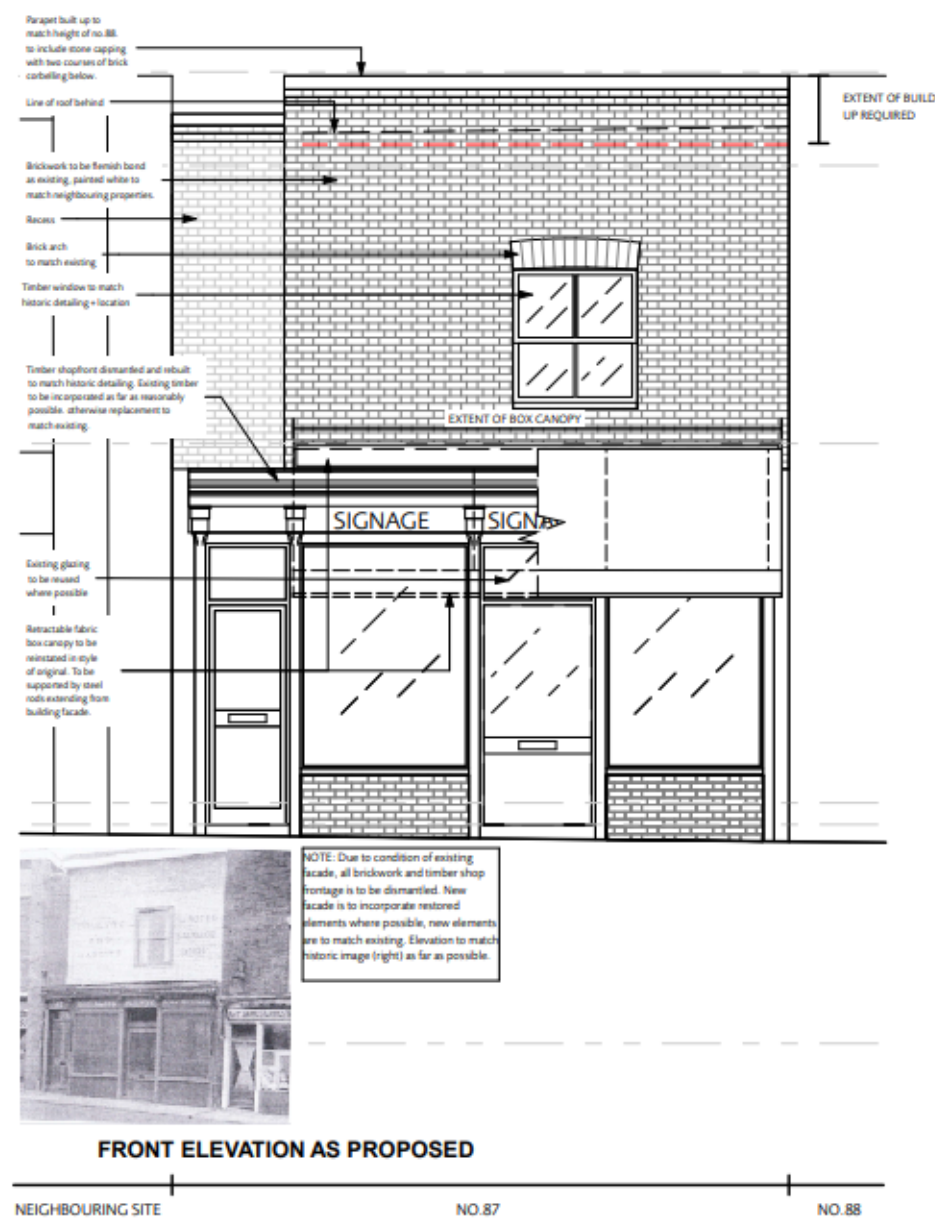
LOWER GROUND FLOOR AS EXISTING
1:100

GROUND FLOOR AS EXISTING
1:100

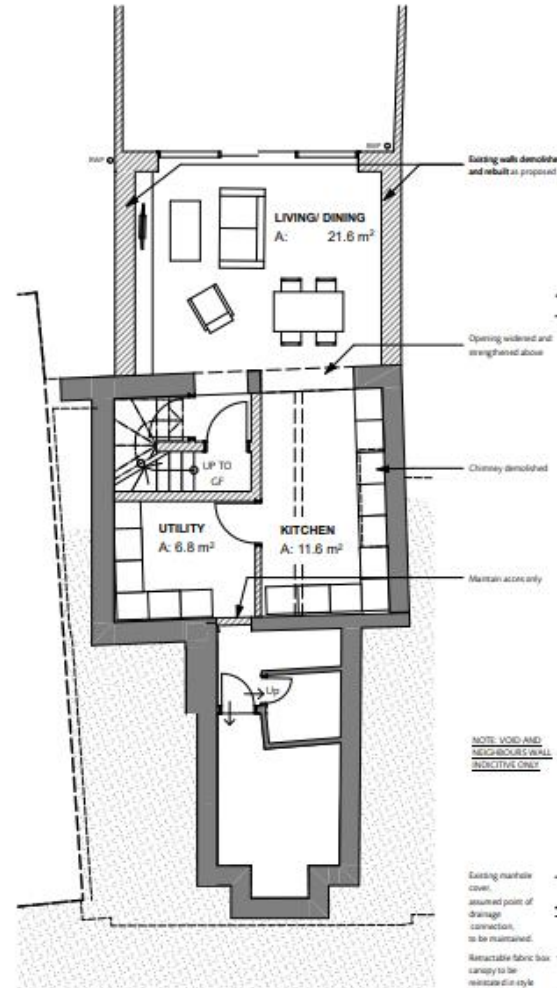
FIRST FLOOR AS EXISTING
1:100

ROOF AS EXISTING
1:100

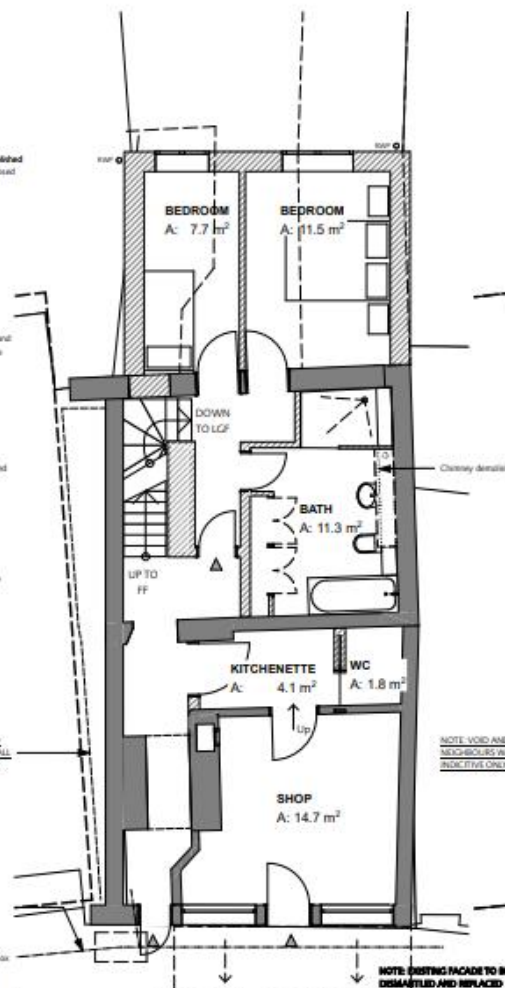
Proposed elevations



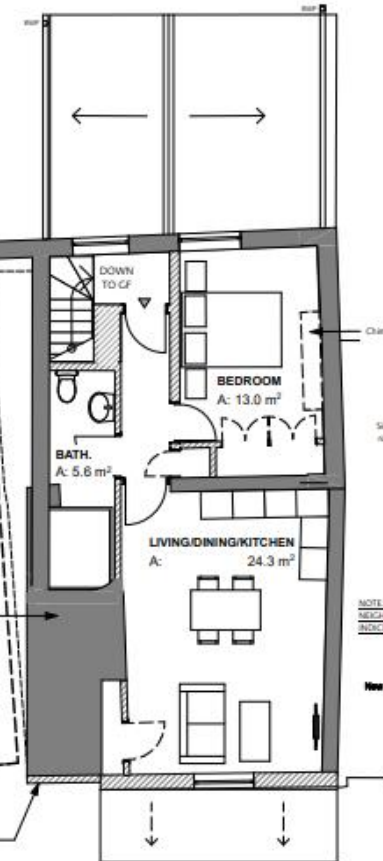
Proposed floor Plans



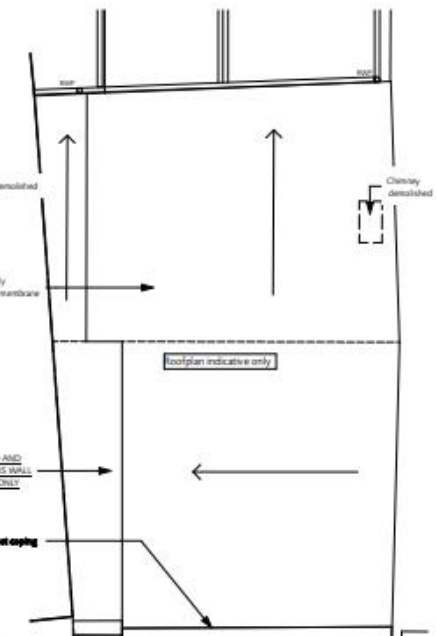
LOWER GROUND FLOOR AS PROPOSED
1:100



GROUND FLOOR AS PROPOSED
1:100




FIRST FLOOR AS PROPOSED
1:100



ROOF AS PROPOSED
1:100


NO.	GROSS CAPACITY	MINIMUM REQUIREMENT	PROPOSED SIZE
APT 01	1 Bed	Dwelling: 39m ²	Dwelling: 51m ²
FF	2 Person	Storage: 1m ²	Storage: 2.1m ²
APT 02	2 Bed	Dwelling: 70m ²	Dwelling: 77m ²
GF+LGF	3 Person	Storage: 2m ²	Storage: 3.5m ² (inc. utility storage)

Material Planning Considerations and Key Issues

- Design/Heritage – Conservation Area
 - Provision of additional flat
 - Highways considerations
 - Neighbour amenity
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 98 – 99 of the report.

- 1) Standard 3 year implementation period**
 - 2) Approved plans**
 - 3) Materials/finishes as submitted**
 - 4) Additional details required: Joinery/shopfront/facing & roofing materials**
 - 5) Bin storage**
 - 6) Cycle storage**
 - 7) Breeding birds – Scrub clearance**
 - 8) Landscape scheme**
 - 9-13) Contaminated Land**
- 
- A large, light teal-colored shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.