

Item 6

DC/22/1891/FUL

Construction of rural workers dwelling

G engineering Ltd , Malt Office Lane , Rumburgh,
Suffolk



Site Location Plan/Aerial view



Proposed Block Plan



Proposed Floor Plans



PROPOSED GROUND FLOOR PLAN
Scale 1:100

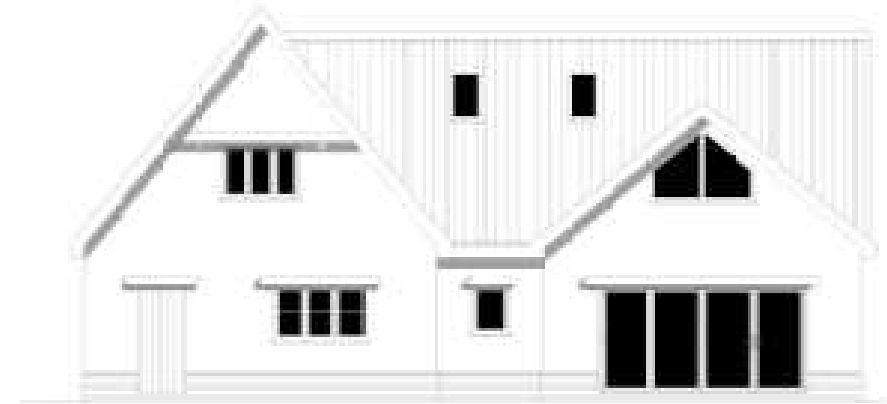


PROPOSED FIRST FLOOR PLAN
Scale 1:100

Proposed elevations



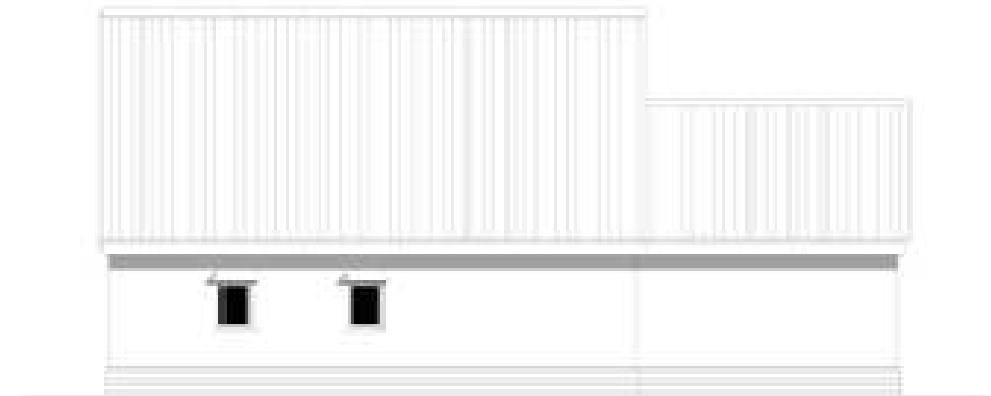
PROPOSED FRONT ELEVATION
Scale 1:100



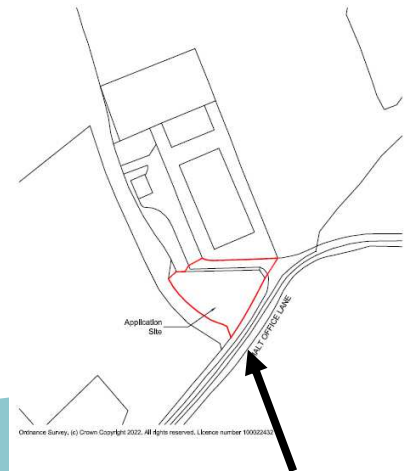
PROPOSED REAR ELEVATION
Scale 1:100

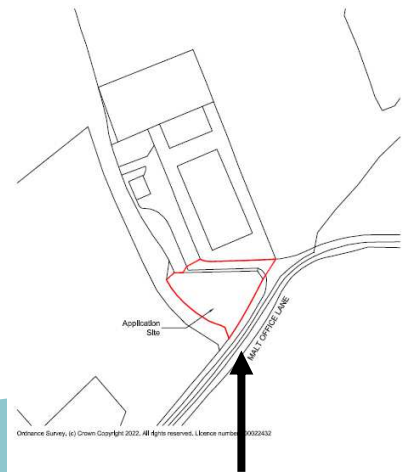


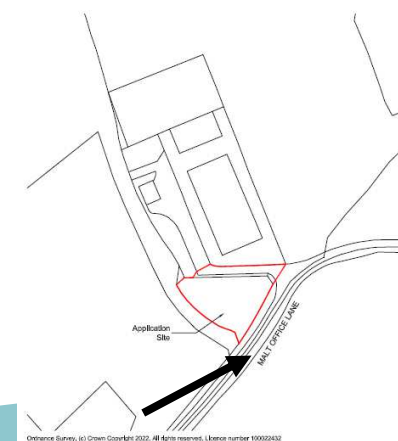
PROPOSED SIDE ELEVATION (South-West)
Scale 1:100



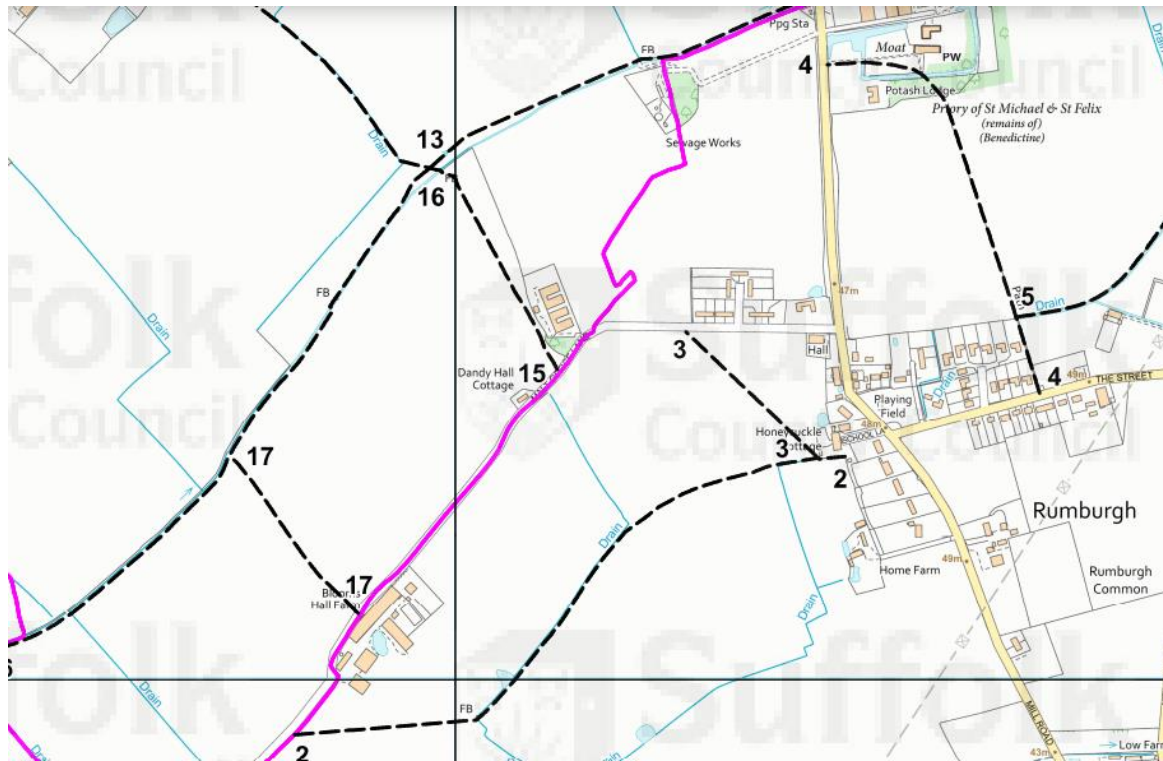
PROPOSED SIDE ELEVATION (North-East)
Scale 1:100







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View from Footpath 3




Approved planting



Previous appearance prior to redevelopment



Material Planning Considerations/Key Issues

- Whether a clearly established functional need has been demonstrated (security of equipment and convenience of living on site do not demonstrate an essential need).
 - Whether this requirement could be fulfilled by other existing accommodation in the area.
 - No evidence to suggest that a dwelling on this site would be essential for the continued viability of the business
 - Landscape Impact
- 

Recommendation

Recommended for refusal in accordance with the reason described in section 9 of the report and summarised below:

- Site is located outside of the Settlement boundary and the proposal does not meet any of the provisions within the Local Plan that permit housing in the countryside As shown in Policy WLP7.1 "Rural Settlement Hierarchy and Housing Growth"
- A clearly established functional need has not been demonstrated contrary to Policy WLP8.8.
- It has not been demonstrated that this requirement could not be fulfilled by other existing accommodation in the area, contrary to Policy WLP8.8
- No evidence to suggest that a dwelling on the site would be essential for the continued viability of the business.
- It is not considered that the proposed dwelling is sensitively designed, landscaped and located to fit in with its surroundings contrary to Policy WLP8.8
- The development proposal is therefore contrary to policies WLP1.2 "Settlement Boundaries, WLP7.1 "Rural Settlement Hierarchy and Housing Growth", WLP8.8 "Rural Workers Dwellings in the Countryside", WLP8.29 "Design" and WLP8.35 "Landscape Character" of the East Suffolk Council - Waveney Local Plan (March 2019), the Planning Practice Guidance and the Environmental and Social dimensions of sustainable development outlined in the NPPF.