

Item: 10 & 11

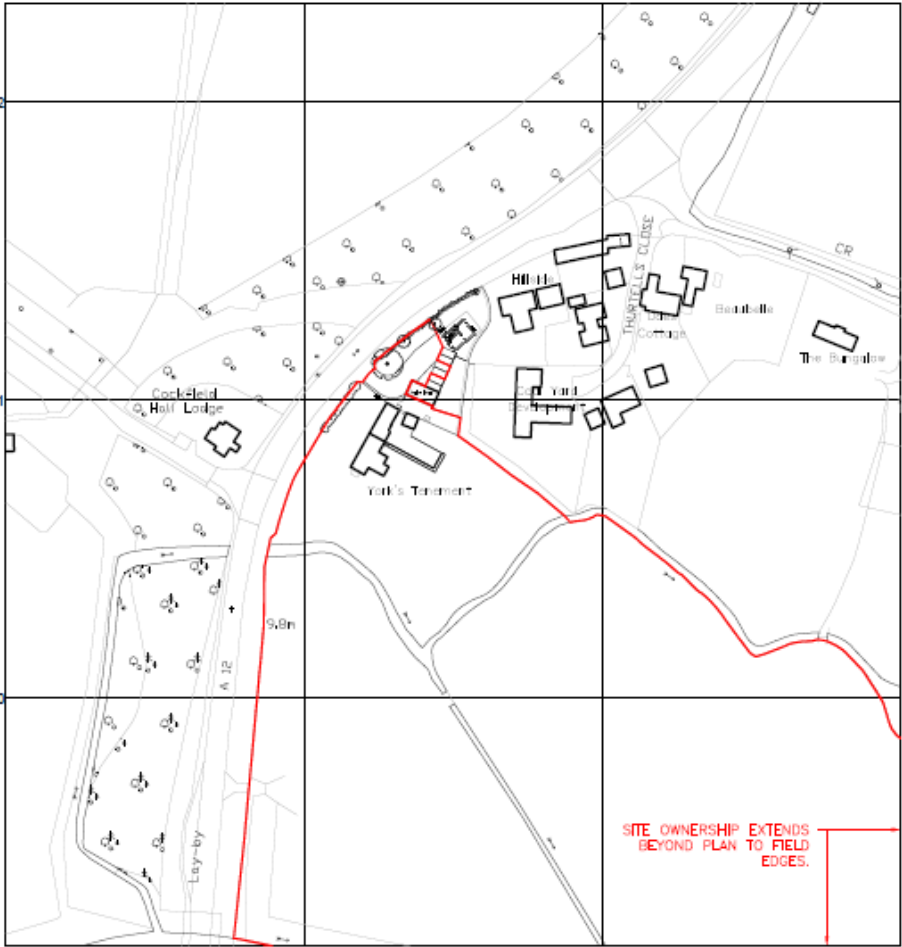
DC/20/1837/FUL & DC/20/1838/LBC

Change of use and sub-division of an existing dwelling to form two dwellings with associated alterations and works.

York's Tenement, Station Road, Yoxford, IP17  
3LA

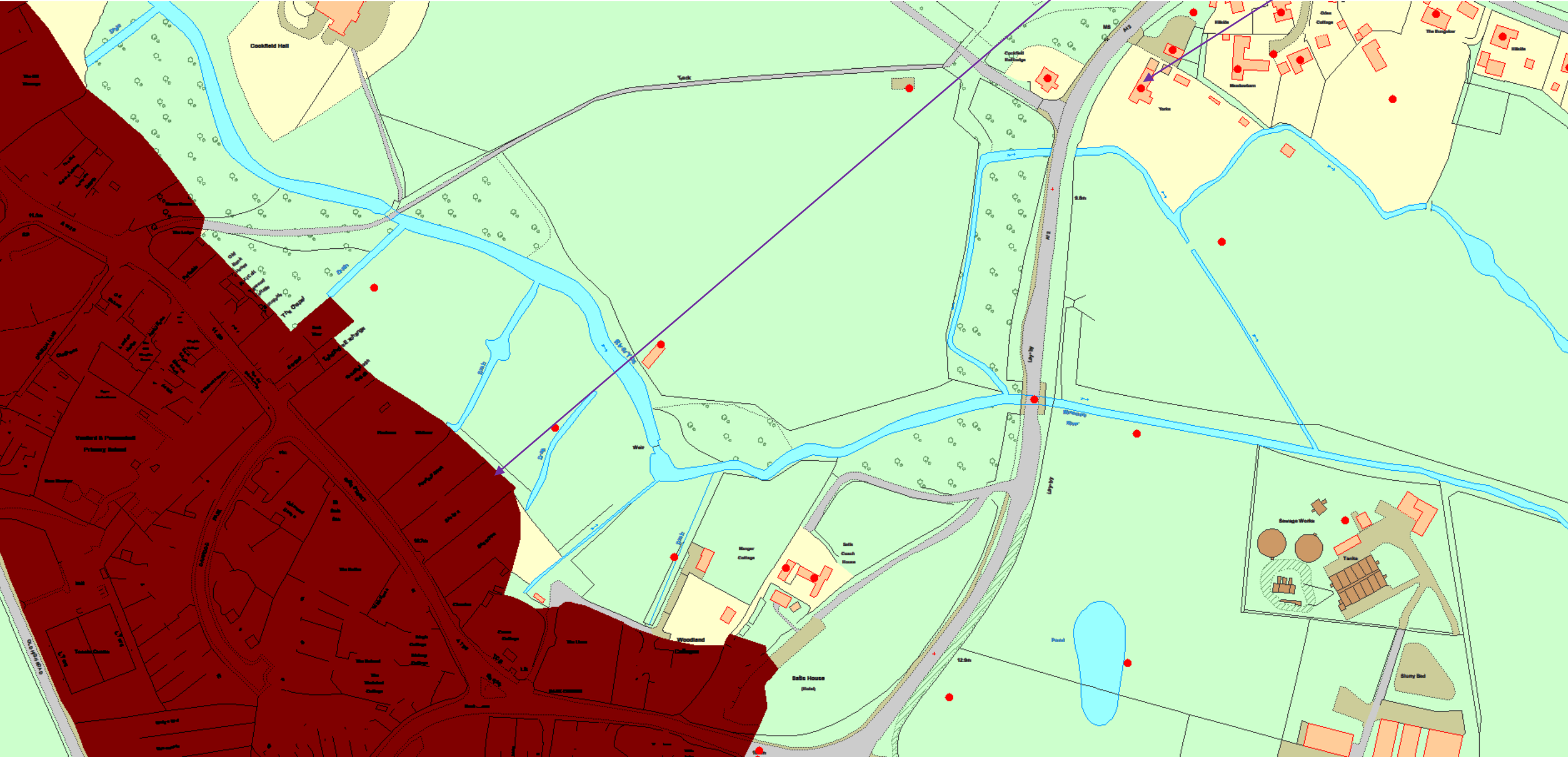


# Site Location Plan



# GGP Map showing Site relative to the Physical Limits of Yoxford

Physical Limits Boundary & Application site



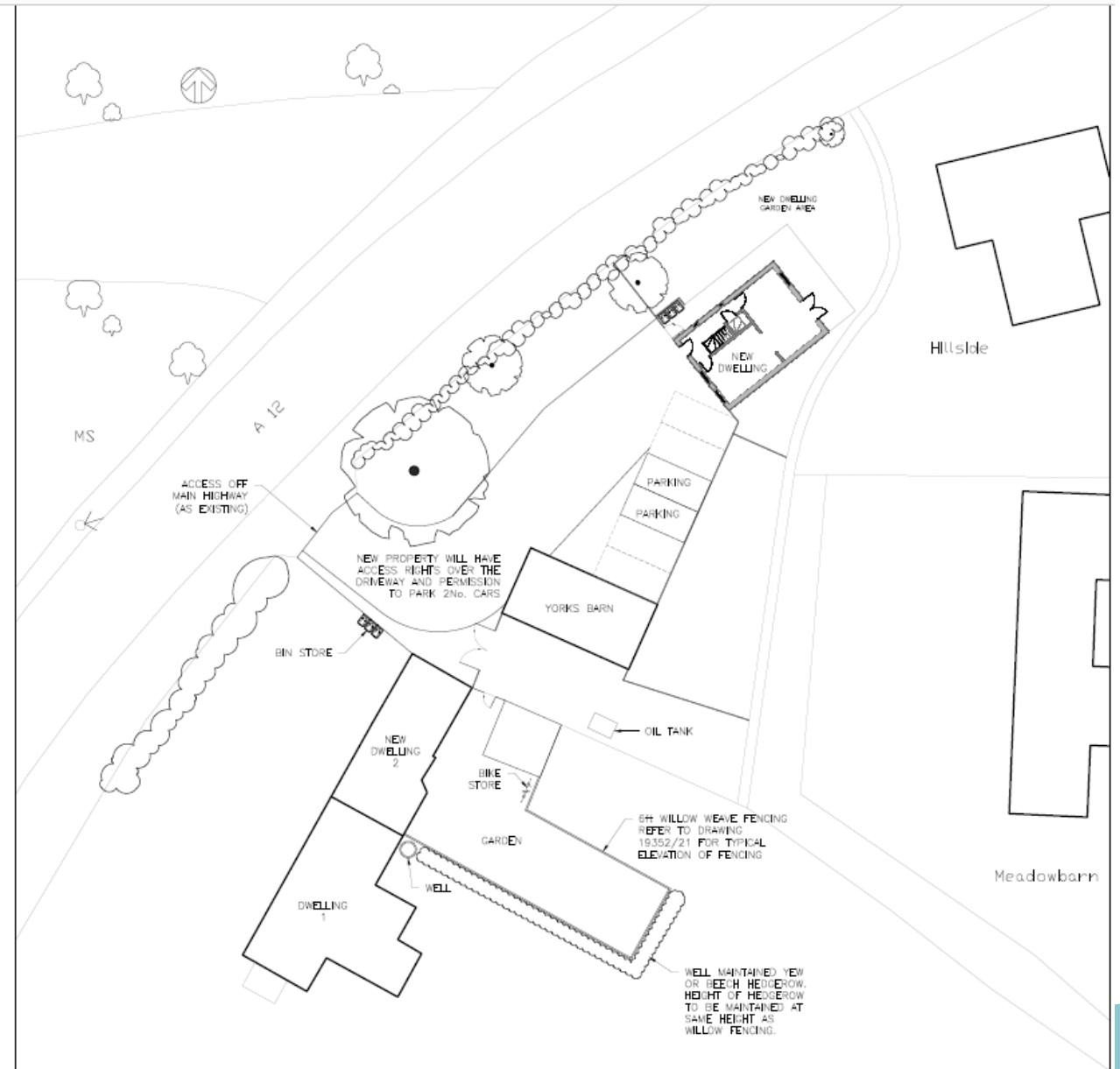
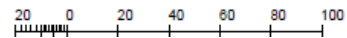
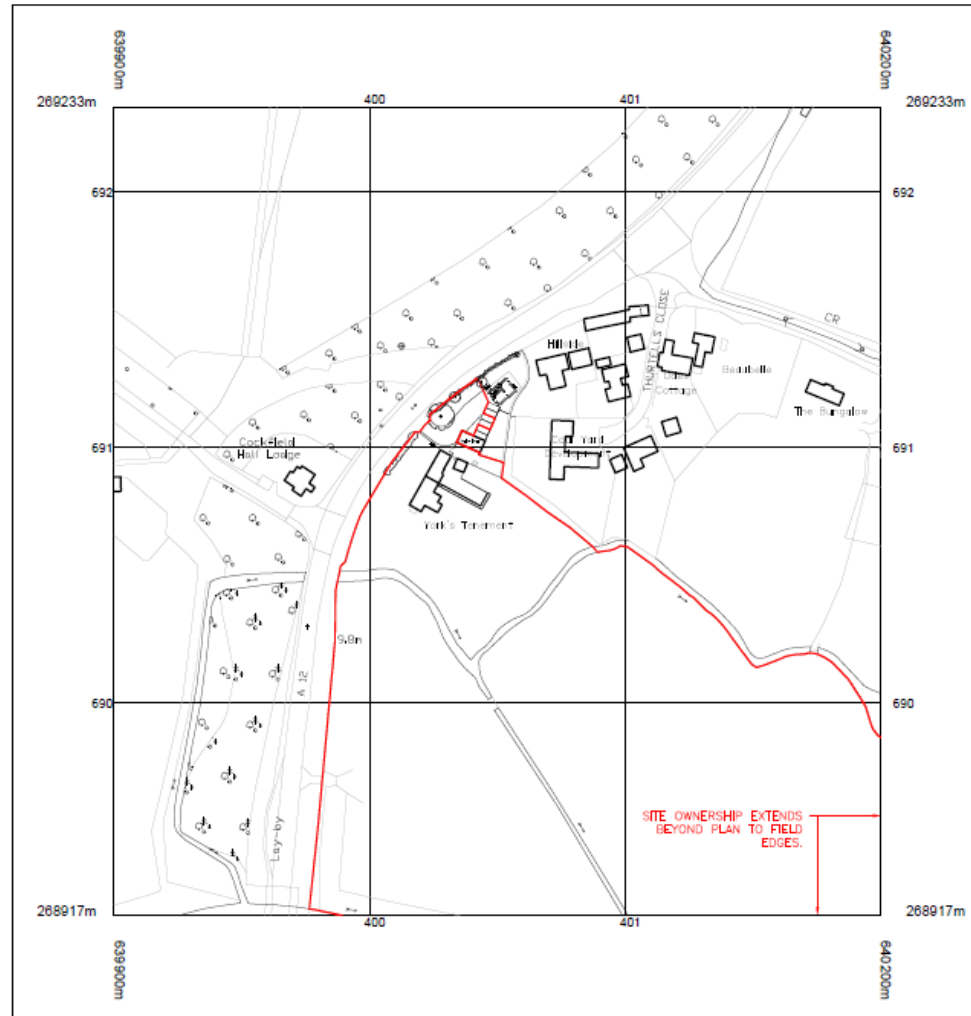
## Photographs – front and rear of the property



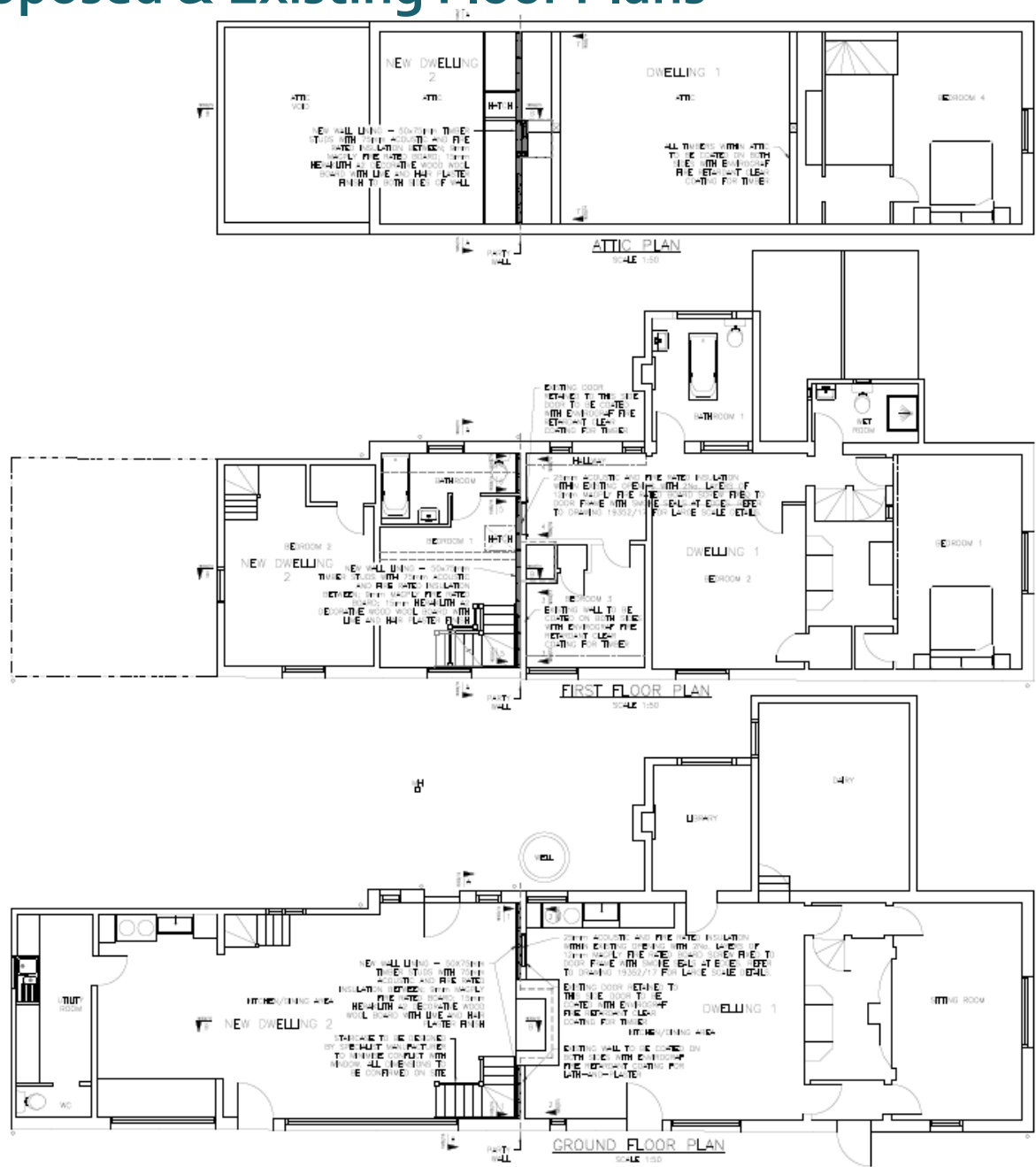
# Photographs – Rear of the property/garden



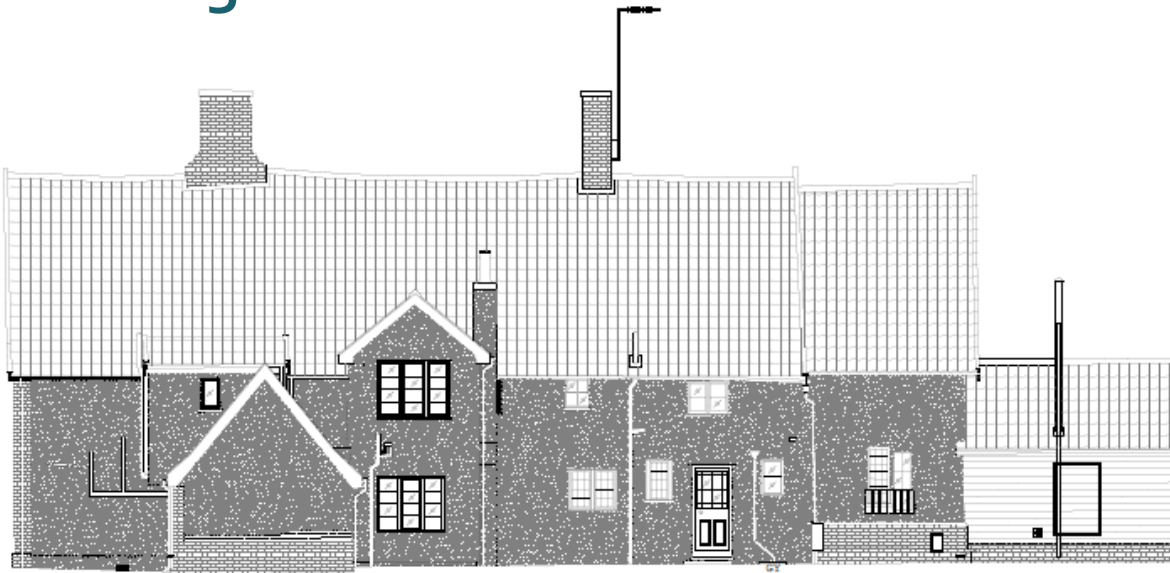
## Proposed Block Plan



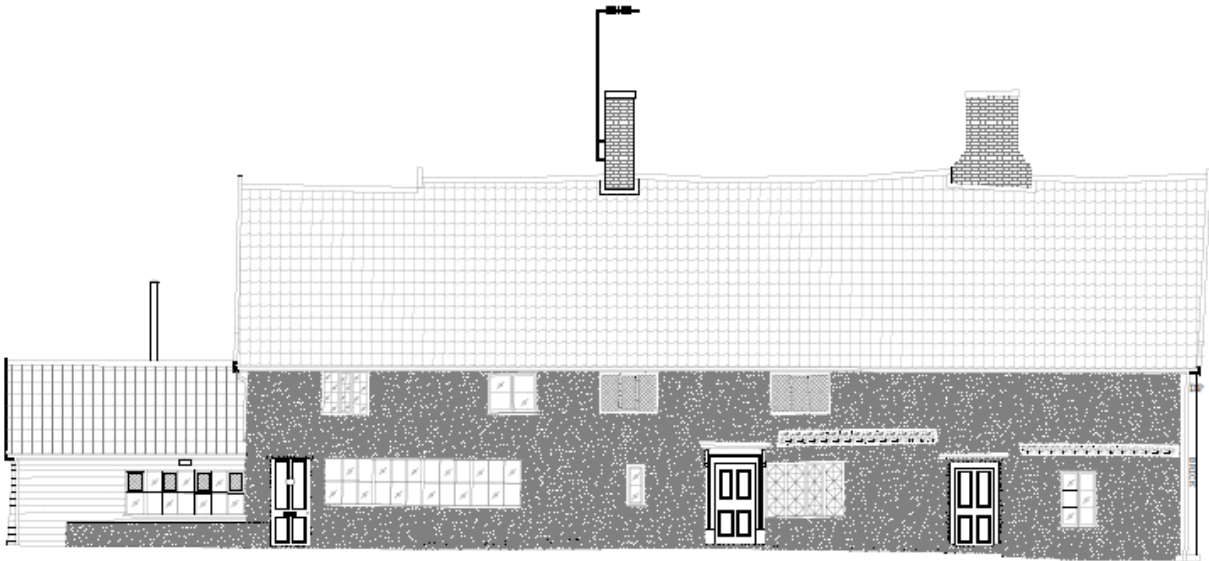
# Proposed & Existing Floor Plans



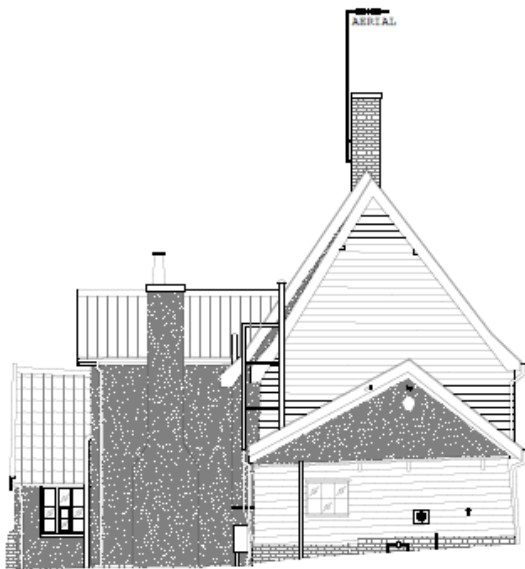
# Existing Elevations



SOUTH EAST ELEVATION  
SCALE 1/50



NORTH WEST ELEVATION  
SCALE 1/50



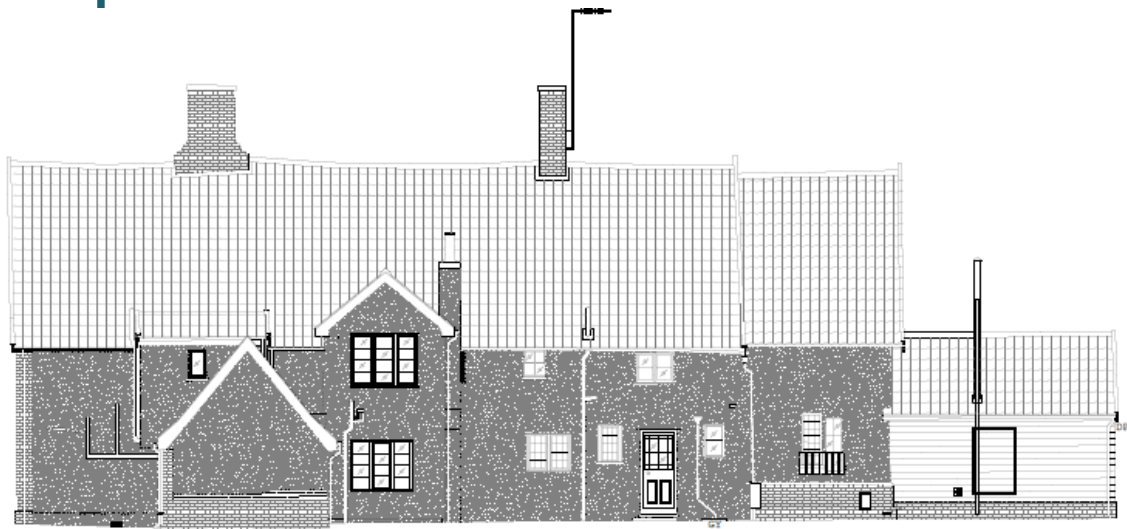
NORTH EAST ELEVATION  
SCALE 1/50



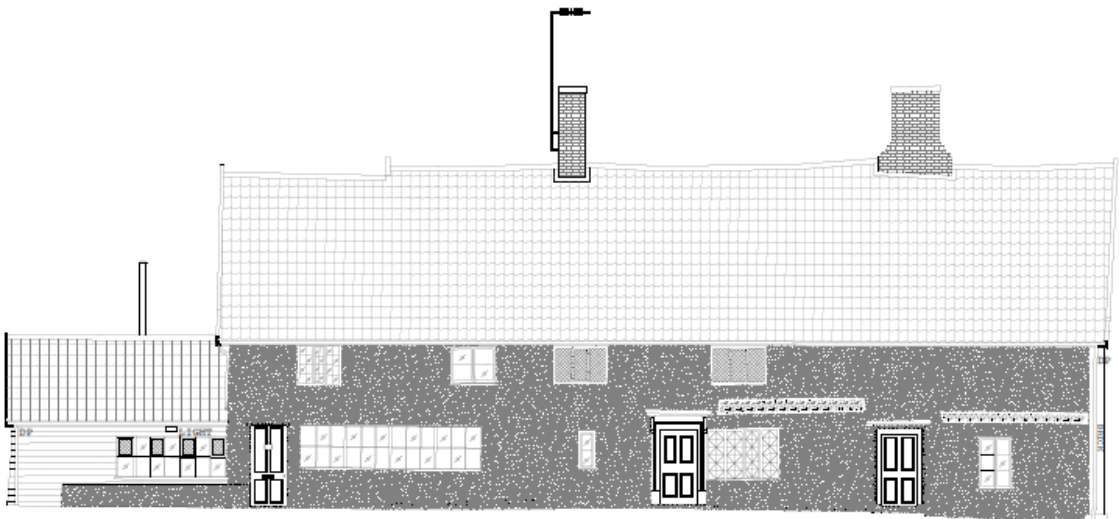
TREE OBSCURING ELEVATION

SOUTH WEST ELEVATION  
SCALE 1/50

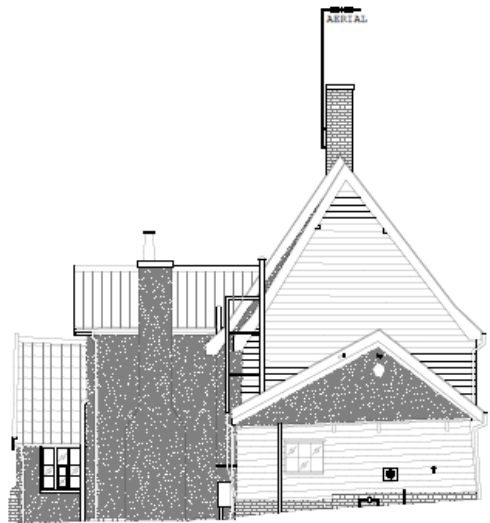
# Proposed Elevations



SOUTH EAST ELEVATION  
SCALE 1:50



NORTH WEST ELEVATION  
SCALE 1:50




NORTH EAST ELEVATION  
SCALE 1:50



TREE OBSCURING ELEVATION

SOUTH WEST ELEVATION  
SCALE 1:50

# Material Planning Considerations and Key Issues

- Departure from local planning policy DM3 Part b (subdivision), acceptance under new emerging local planning policy.
  - Listed Building Impact
  - Visual Amenity and Residential Amenity Impact
- 
- A large, solid teal 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.

# Existing and Emerging Policies

## **1) DM3 (Housing in the Countryside):**

New housing will firstly and primarily be directed to, and integrated within, the settlements for which physical limits boundaries have been defined or in accordance with Policy SP19. In the interests of safeguarding the countryside as set out in Policy SP29 as well as meeting sustainable objectives, new housing in the countryside will be allowed where it comprises: (a-f policies do not apply in this instance other than (b))

(b) The sub-division of an existing larger dwelling where this would meet a local need;

## **2) Policy SCLP5.3: Housing Development in the Countryside:**

Outside of the defined Settlement Boundaries, new residential development will be limited to: (a-f policies do not apply in this instance other than (b))

(d) Subdivision of an existing larger dwelling;

3) Under the new emerging local planning policy the requirement to 'meet a local need' has been removed thus in principle; sub-division of an existing larger dwelling is now considered to be acceptable in the countryside

# Recommendation

**Approve** subject to

- Standard Time Limit
- Standard Plan Compliance
- Materials as submitted
- Submission of Heritage Statement received 20/5/2020 to the Suffolk Heritage and Environment Record (HER). (Listed Building Consent only)
- Unexpected Contamination (Full planning permission only)