

Item: 7

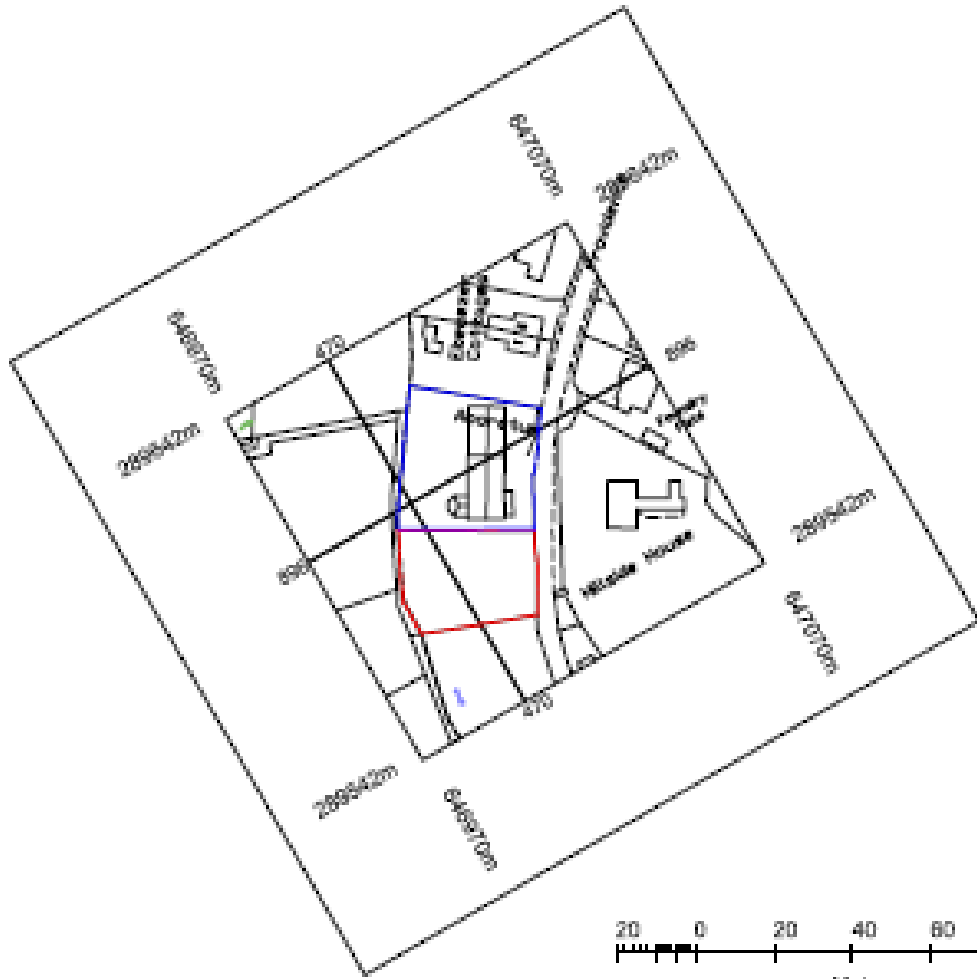
DC/19/4684/FUL

Construction of a new dwelling and garaging.

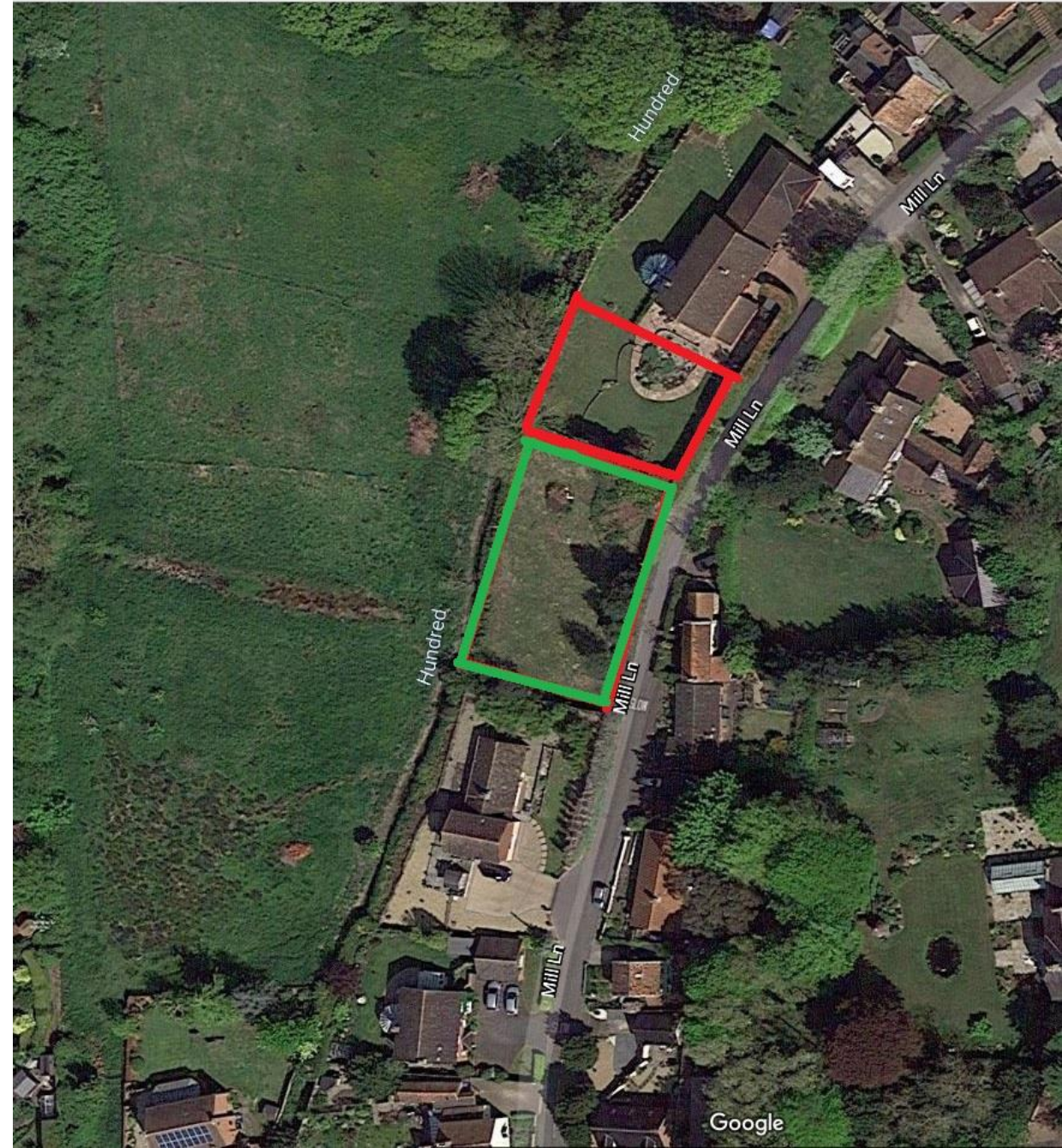
Plot (adjacent Arboretum) Mill Lane Barnby, NR34 7PX



# Site Location Plan



Scale 1:1250  
**Site Location Plan**  
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Photographs from  
roadside looking  
north towards  
Arboretum from  
the frontage of the  
site adjacent to  
Eremue



Photograph from  
roadside looking  
south towards  
Eremue with Basils  
Cottage on left



Photograph from  
within adjacent  
land looking north  
towards  
Arboretum  
showing red  
coloured cladding



Photograph from  
within adjacent  
site looking south  
towards Eremue



Photographs from roadside across adjacent land towards Eremue showing level change.



Photograph from  
frontage of  
Arboretum looking  
south across the  
side garden.





Photograph from roadside looking south across the frontage of Arboretum showing the substantial hedge and level change.



Photograph from roadside looking south east across the frontage of Hillside House on east side of Mill Lane showing the substantial hedge and further slight level change.



Photograph along  
Mill Lane showing  
substantial hedge  
in front of plot and  
opposite it.



# Site plan adjacent approved DC/19/4775/FUL



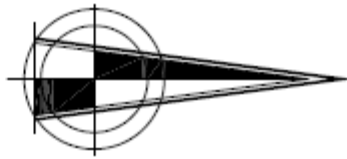
Topographic Survey Overlay

Mill Lane, Bamby, NR34 7PX.

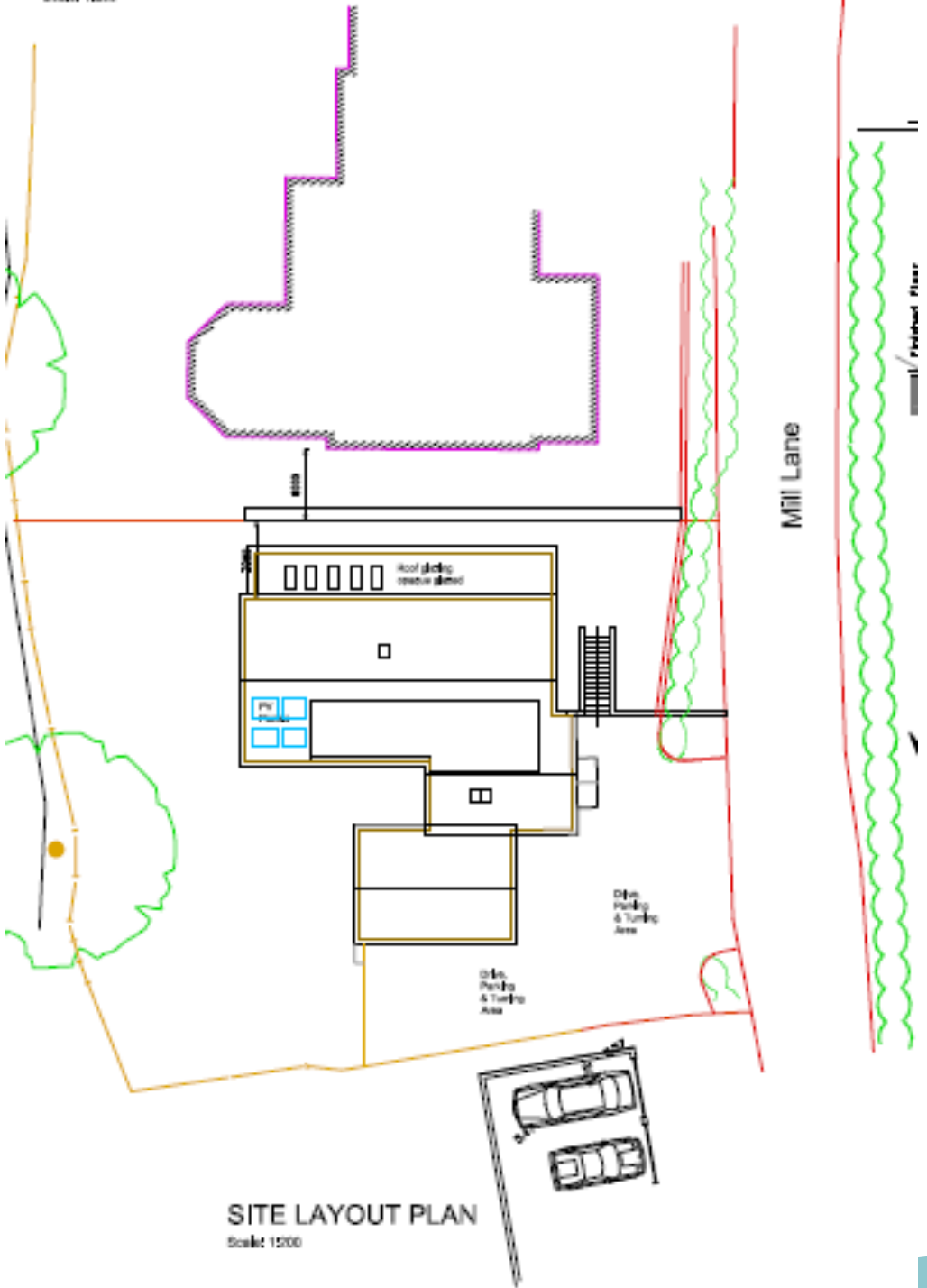
Plot - Mill Lane  
Bamby  
Beodes  
Suffolk  
NR34 7PX

Garage

Retain Trees



# Site plan

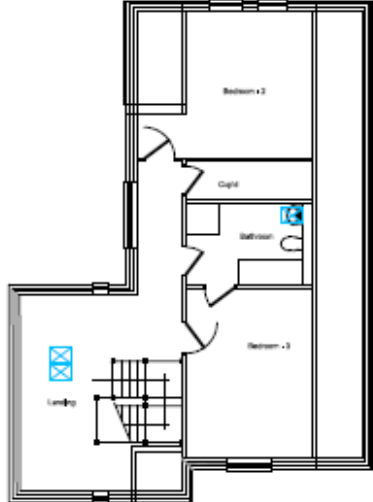


SITE LAYOUT PLAN

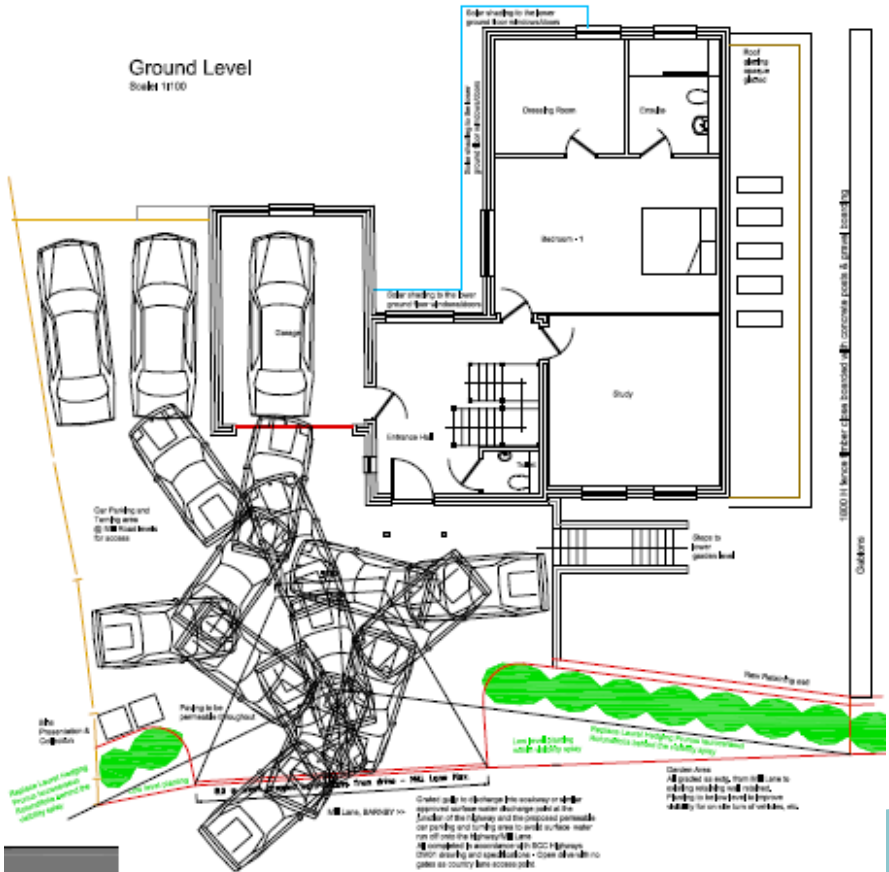
Scale: 1:200

# Floor plans

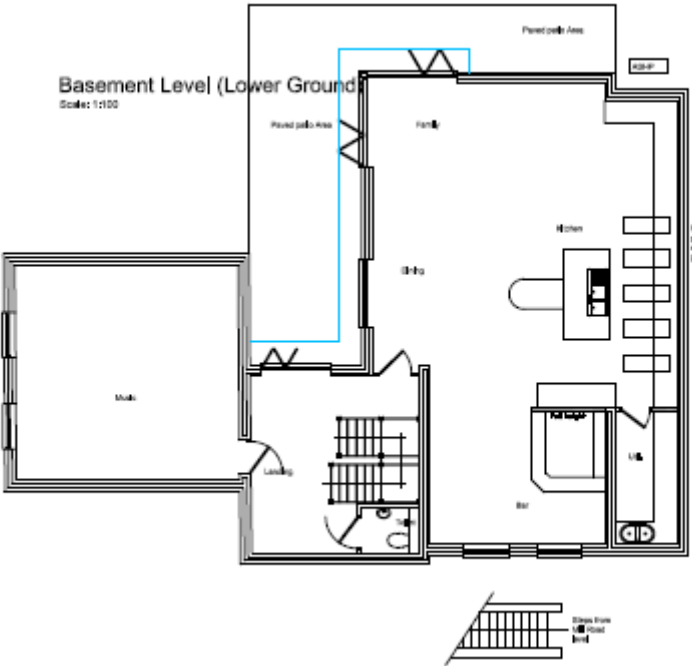
First Floor Level  
Scale: 1:100



Ground Level  
Scale: 1:100



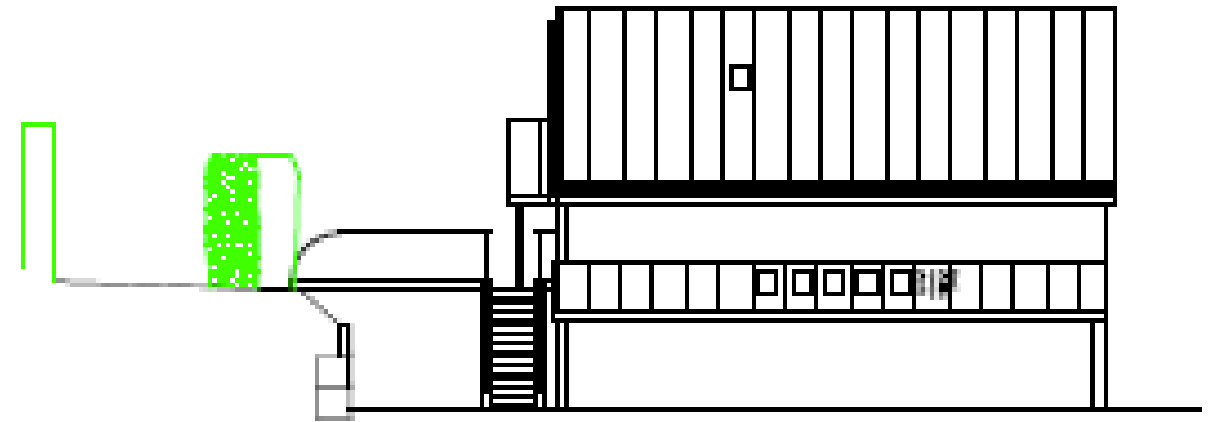
Basement Level (Lower Ground)  
Scale: 1:100



10000 1:1 scale Water clear baseboard 100 concrete posts & ground coating  
Gridlines

# Elevations Side

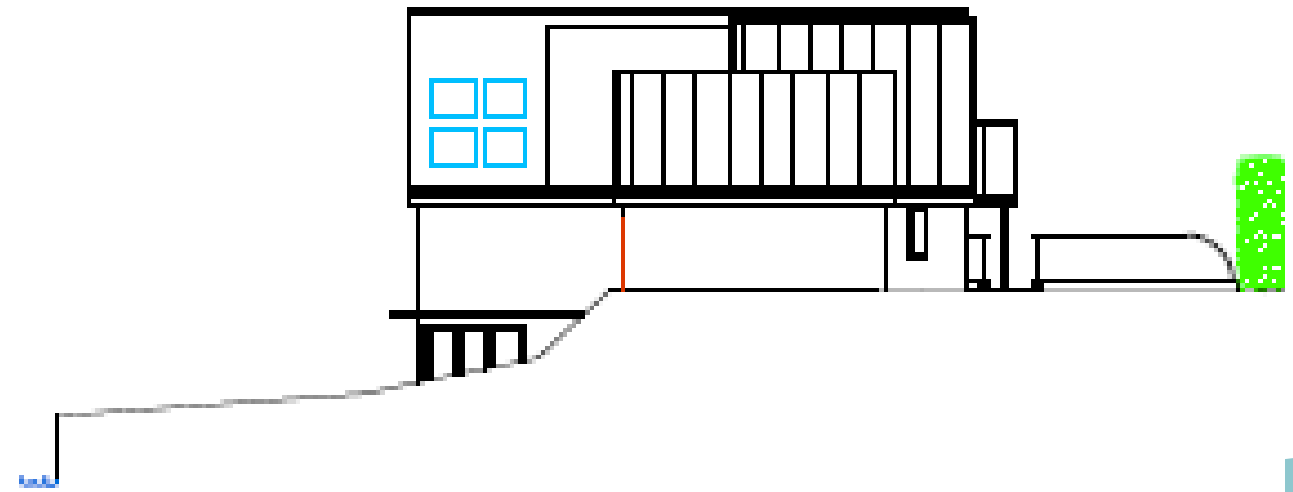
elevations rescaled to match rear



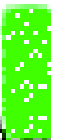
SIDE ELEVATION - North  
Scale: 1:200



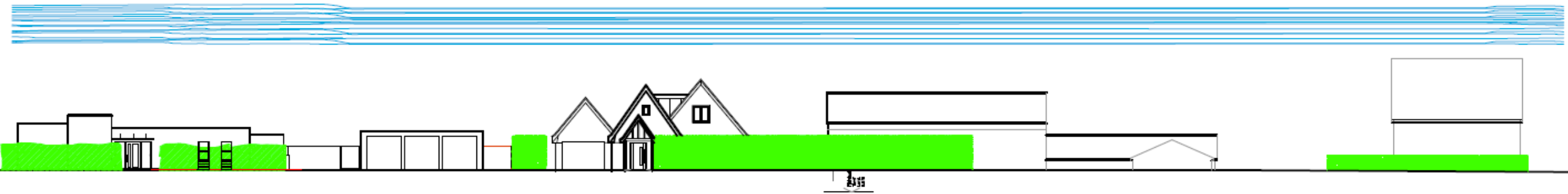
REAR ELEVATION - West  
Scale: 1:100



SIDE ELEVATION - South  
Scale: 1:200



# Long street elevation and front elevation to east



FRONT ELEVATION - Road Level - East  
Scale 1/100

Finalist  
2022



# Key Issues

- Highway access
- Context and character
- Scale

# Recommendation

## Approval with Conditions:

1. The development shall be begun within a period of three years.
2. The development shall be completed in accordance with the drawings
3. Unexpected contamination during works to be reported and mitigation proposed, agreed and enacted.
4. No other part of the development shall be commenced until the new vehicular access has been laid out in accordance with Drawing No DM01; as shown within Drawing No. 2463.19.3D
5. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres
6. The access driveway shall be constructed at a gradient not steeper than 1 in 8.
7. Prior first occupation the access shall be surfaced with a bound material for the first 5 metres
8. Before the access is first used visibility splays shall be provided as shown on Drawing No. 2463.19.3D
9. The use shall not commence until the area(s) shown on Drawing No. 2463.19.3D for manoeuvring and parking of vehicles has been provided.
10. The areas for storage of Refuse/Recycling bins as shown on Drawing No. 2463.19.3D shall be provided
11. Before site levels are established details of the setting out of the slab top level for the lower level floor shall be submitted and agreed.
12. Permitted development for class A, B and E shall be removed.
13. Details of hedge planting to be agreed.