

Item 14

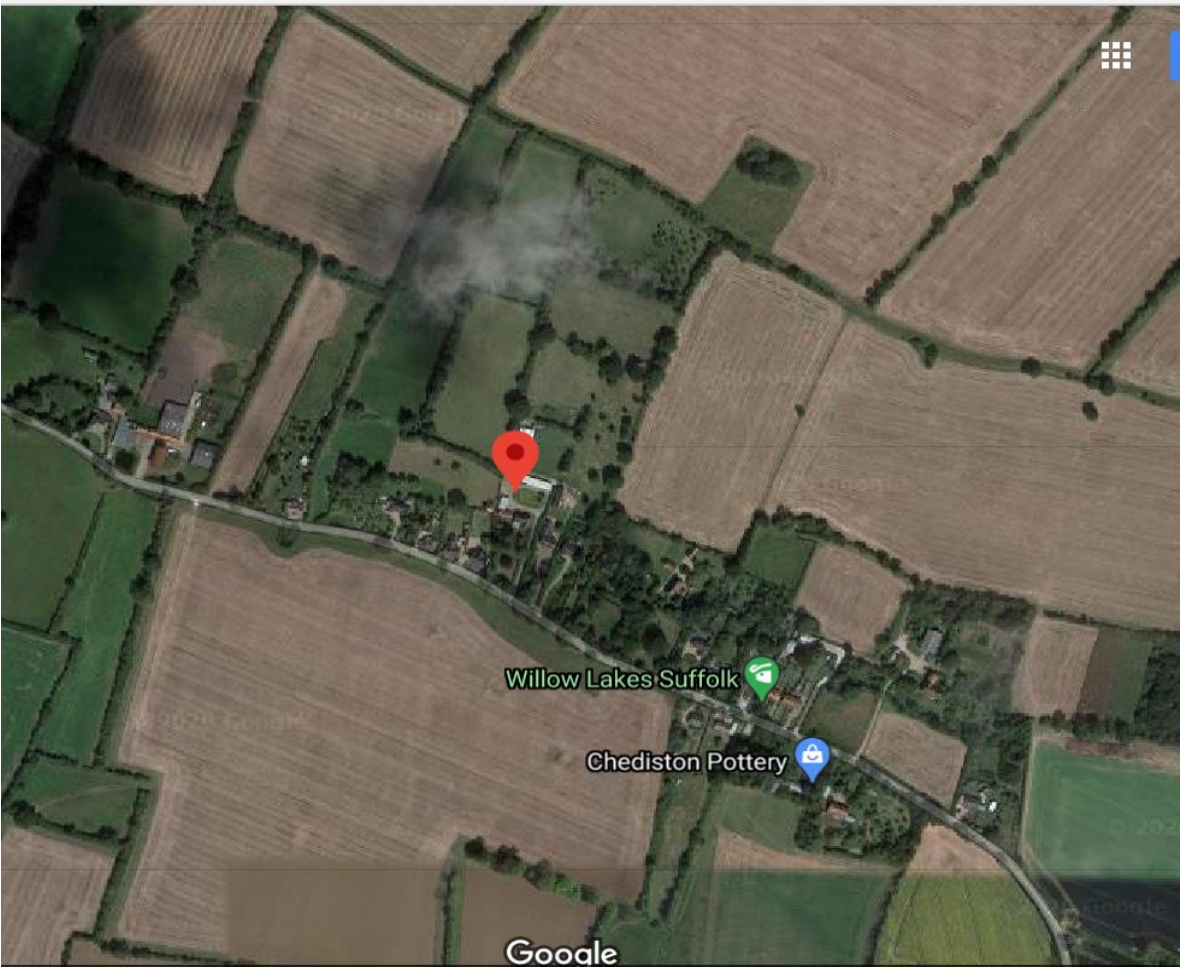
DC/20/2348/FUL

Siting of 4 shepherd huts for short term holiday letting

Rosecroft Farm, Chediston Green, Chediston,
Halesworth, Suffolk, IP19 0BB



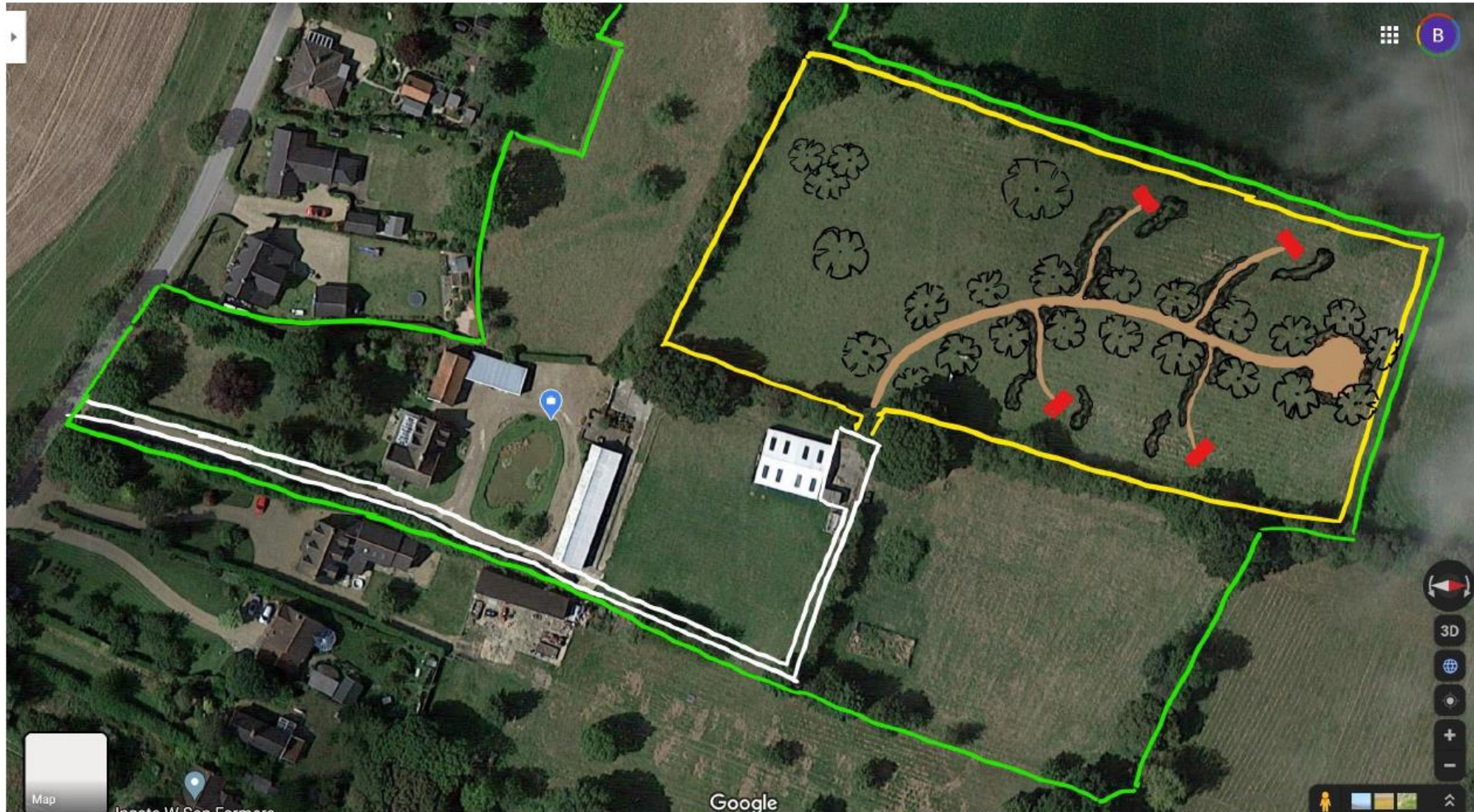
Site Location Plan



SITE PLAN: Rosecroft Farm Shepherd Huts

4 shepherd huts in approx. 2 acre field to north west of property boundary

(Not to scale)



Key

- Property Boundary
- Drive & parking
- Hut field Boundary
- Grass pathways
- Shepherd Huts



Parking hard standing



Pedestrian entrance



Hut Field, west to east view



Hut field, north to south view



Hut field, east to west view



Hut field, south to north view

Shepherd Hut Elevations & Floorplan

NB there are no structures in the field so there are no current elevations.

Below are images of the hut from all four sides, these are indicative photographs, the overall dimensions are approx. 6m long by 2.4m wide by 2.75 high.

The huts comply with the caravanning act and are therefore movable.

Front elevation



Rear Elevation



Left Hand end



Right Hand end



Floorplan

Scale 1:50

Each hut will be zoned into three parts Sleeping, Living, Washing.

Sleeping contains a kingsize bed with underbed storage

Living contains a small kitchenette.

Washing contains a WC, sink and Shower

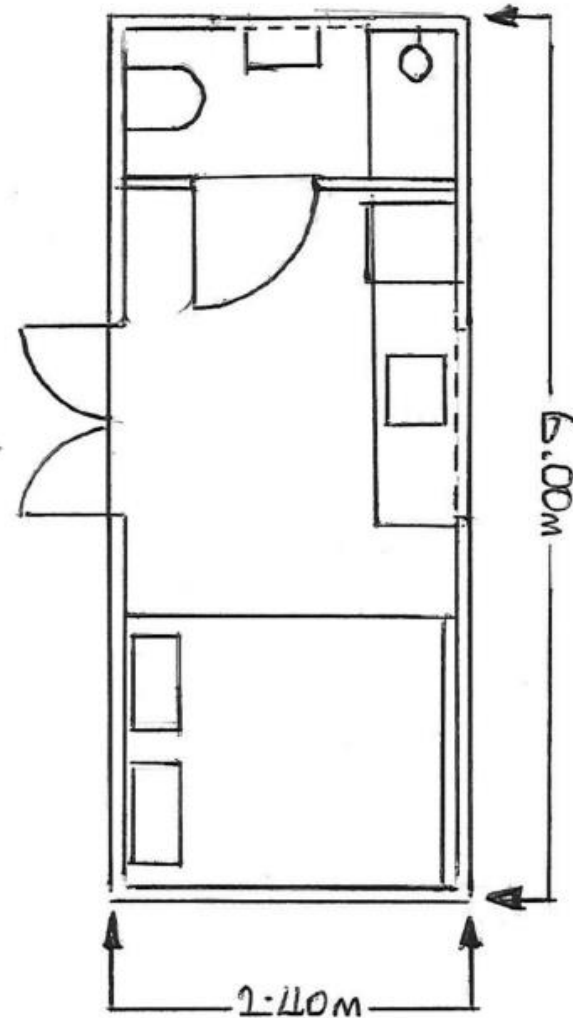


PHOTO 1



Rosecroft Farm Shepherd Huts – Improvements to visibility splay:


Suggestions to improve to right hand view. Cut back the hedge to the red line as shown in photo 1 the driver of the car exiting our drive would have a significantly improved view of the oncoming traffic. Photo 2 this level of cutback would reveal the window of the car.

The car is already visible to those travelling along the road in this direction from gom.

PHOTO



Material Planning Considerations and Key Issues:

- Principle
 - Need for tourist accommodation
 - Design/scale
 - Highways
 - Neighbour amenity
 - Sustainability of location
 - Ecology/RAMS
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 182 – 184 of the report.

- **Standard 3 year implementation period**
 - **Approved plans**
 - **Holiday occupancy condition**
 - **Lighting design strategy**
 - **Units limited to four**
 - **Visibility splays**
 - **Landscaping scheme**
 - **Details of secured covered cycle storage**
 - **Management Plan**
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- A teal-colored decorative shape, resembling a stylized wave or a large arrow pointing upwards and to the right, located in the bottom right corner of the slide.