

Item: 7

DC/20/1909/FUL

“Erection of a two-storey dwelling and formation of vehicular access to Martlesham Road”

Bealings Holt, Martlesham Road, Little Bealings, Woodbridge, Suffolk, IP13 6LX



Little Bealings

John Belstead
Playingfield

Angela Cobbold
Memorial Church

The Street

Mallard House
Business Centre

River Lark

River Fynn

A12

Boydell & Brewer

East Anglia Car Sales

Beacon Hill Farm Shop

Dan's Meadow

Bealings Rd

D C M Van Sales

Suffolk Canine Creche

Red Lion

Martlesham Rd
Playford Rd
Hall Rd

Bealings Holt

Application site

Firecrest

Hall Rd

Martlesham

Google

Site Location Plan



Issued for:

PLANNING

Project/Client:
Land Adj. to Bealings Holt
Martlesham Road, Little Bealings
(Mrs A Wakefield)

Project No:
0303
Dwg No: 1001
Rev: -
Scale:
1:1250 @ A3

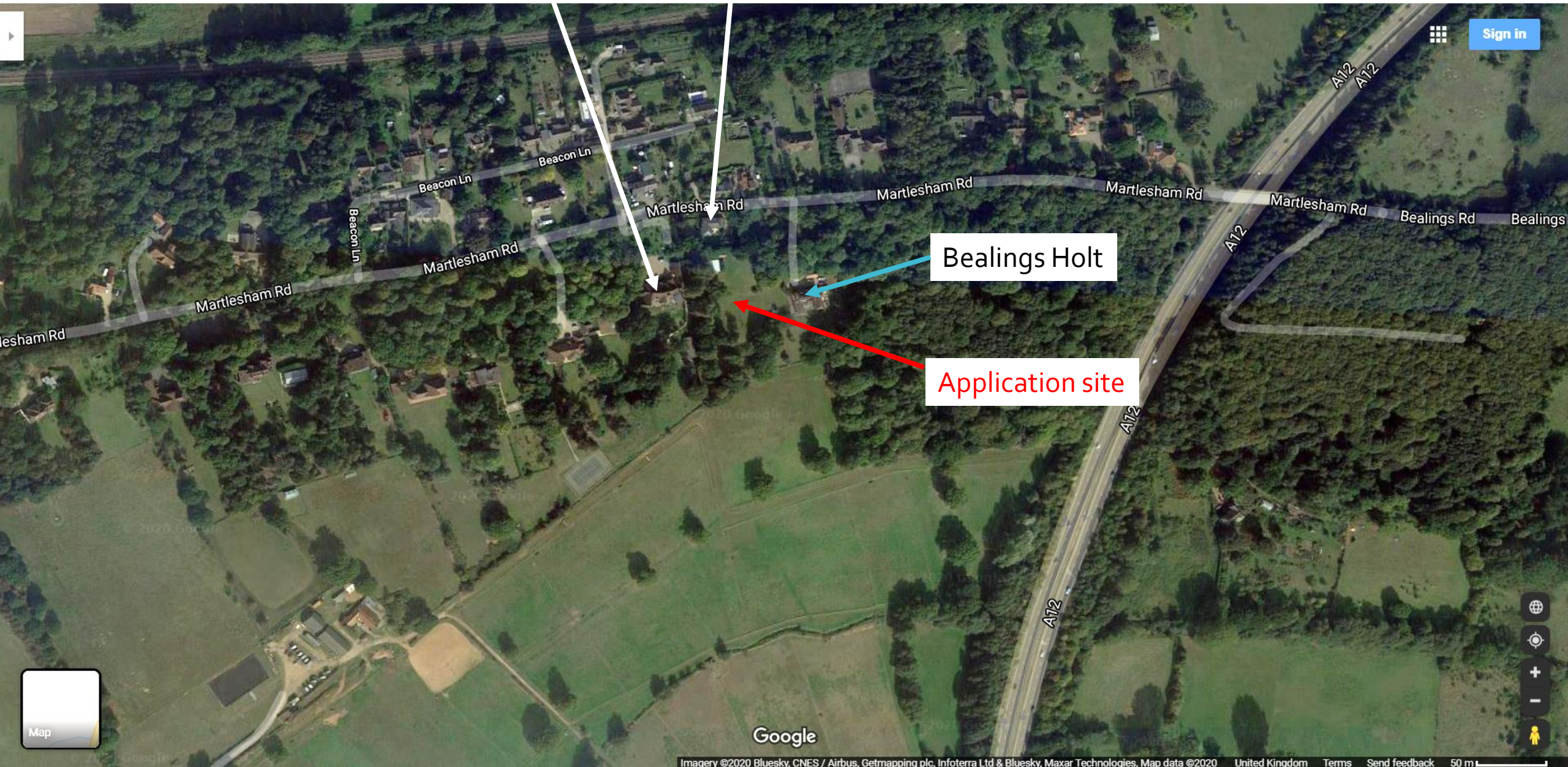
Drawing:
Site Location Plan

North:
Drawn By: PJA
Date: 05/2020
Checked By: PJA
Date: 05/2020

Photographs

Marchwood

Cedar Cottage



Sign in



Photographs – Google Earth, View from the South



Photographs – Google Earth, View from the East



Marchwood

Cedar Cottage

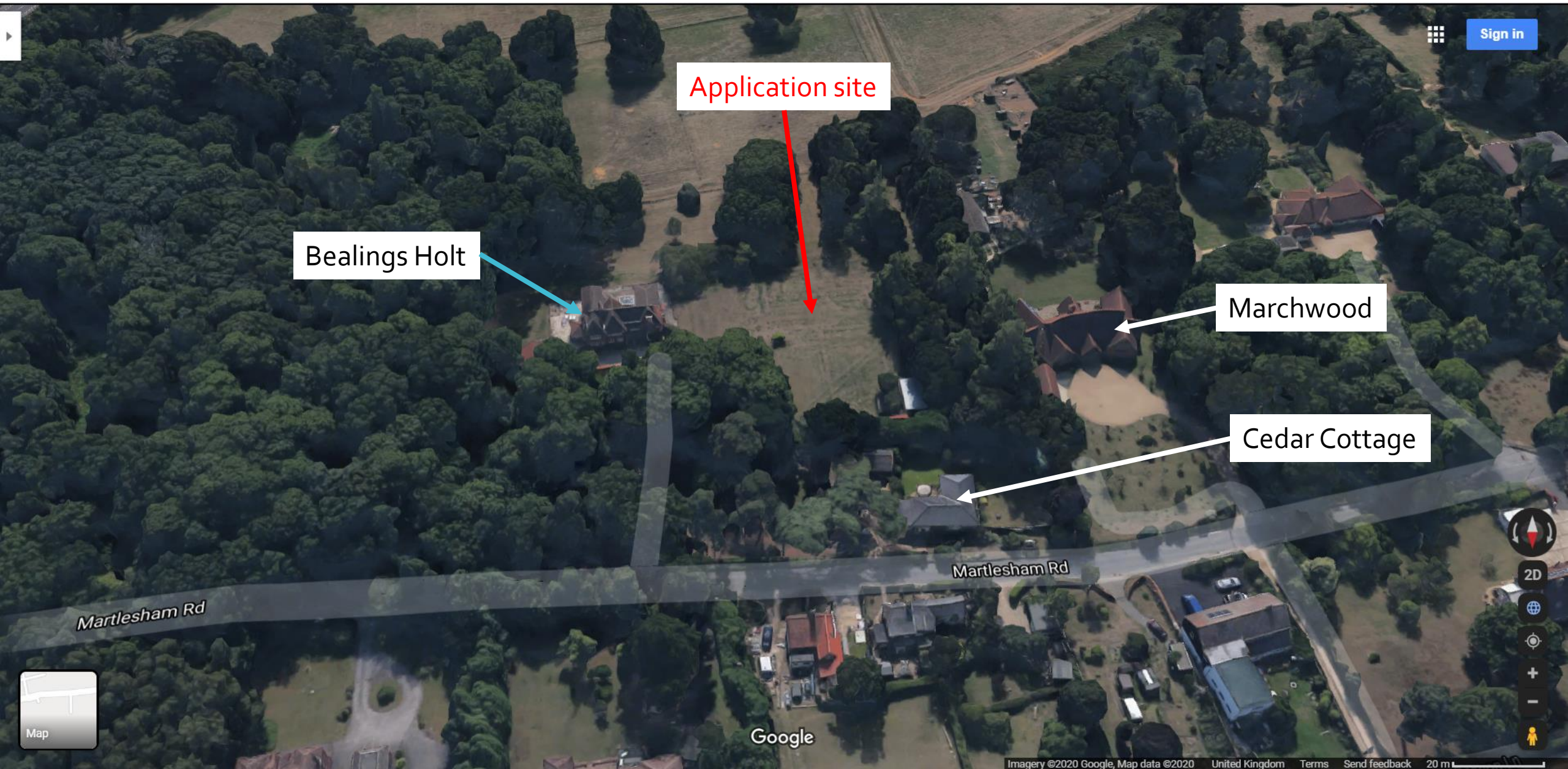
Bealings Holt

Application site

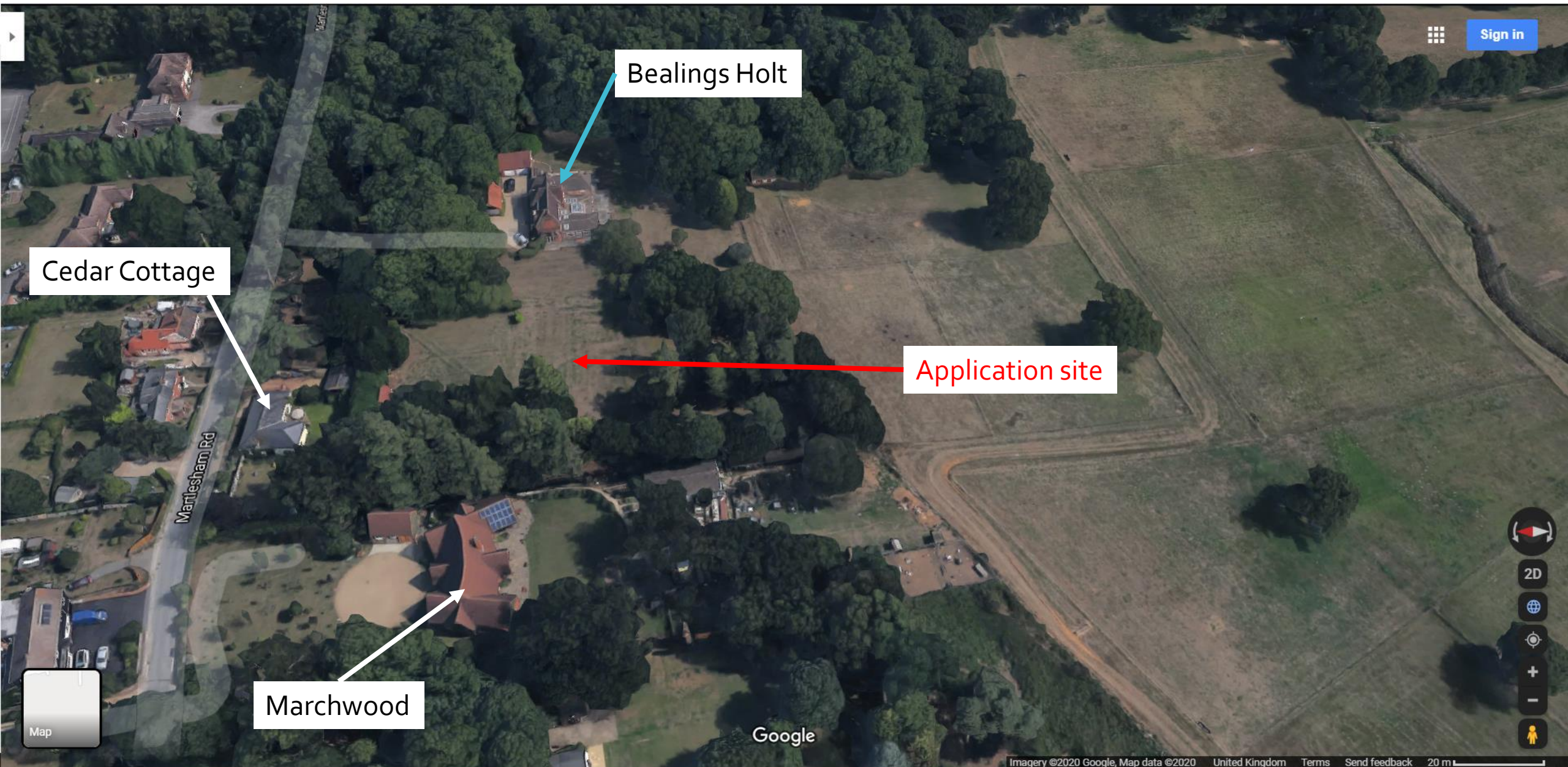
Map

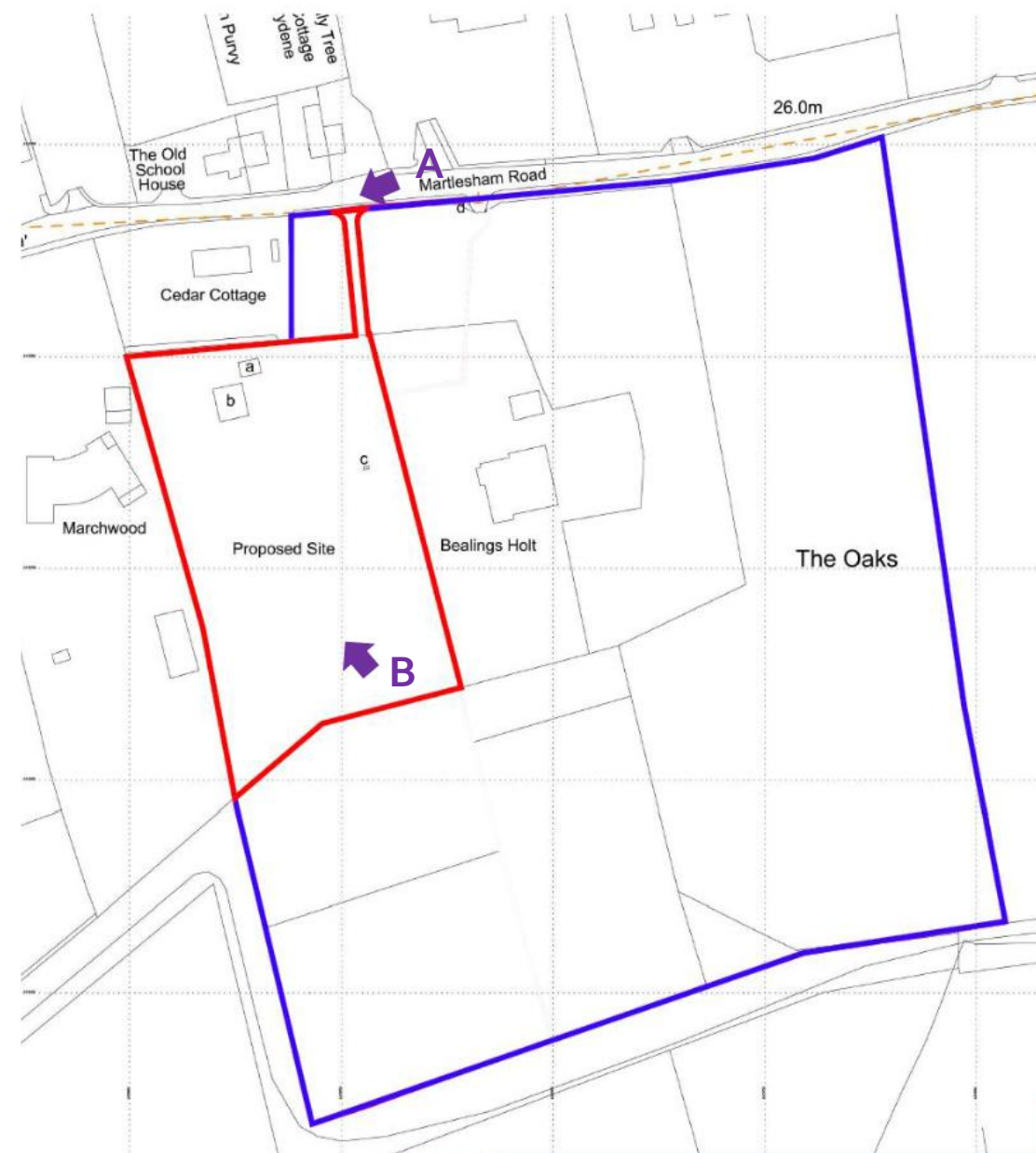
Google

Photographs – Google Earth, View from the North



Photographs – Google Earth, View from the West





Existing Aerial Photograph

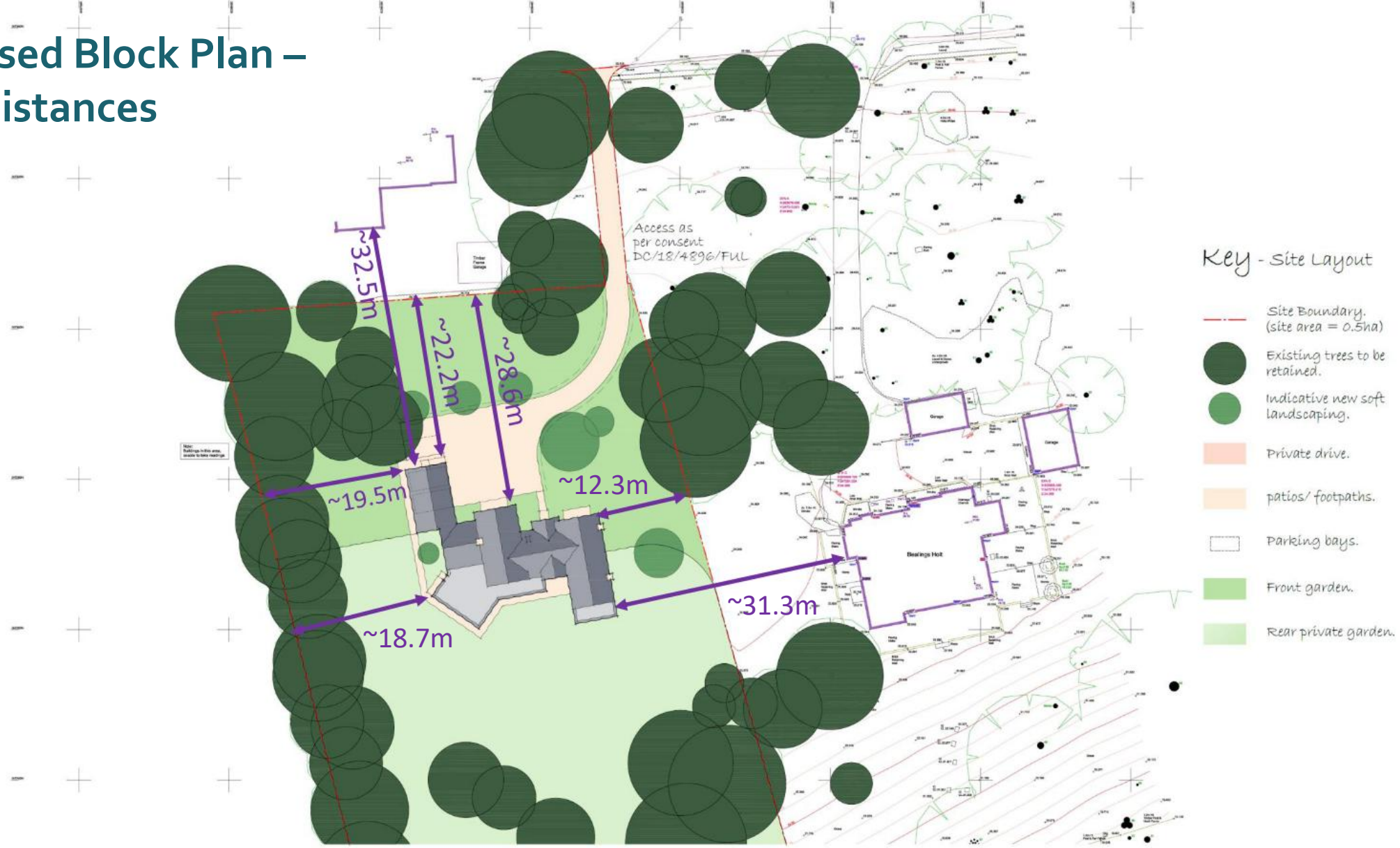


Proposed Block Plan



[Link to Recommendation](#)

Proposed Block Plan – with distances



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PLANNING

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Land Adj. to Bealings Holt
Martlesham Road, Little Bealings
(Mrs A Wakefield)

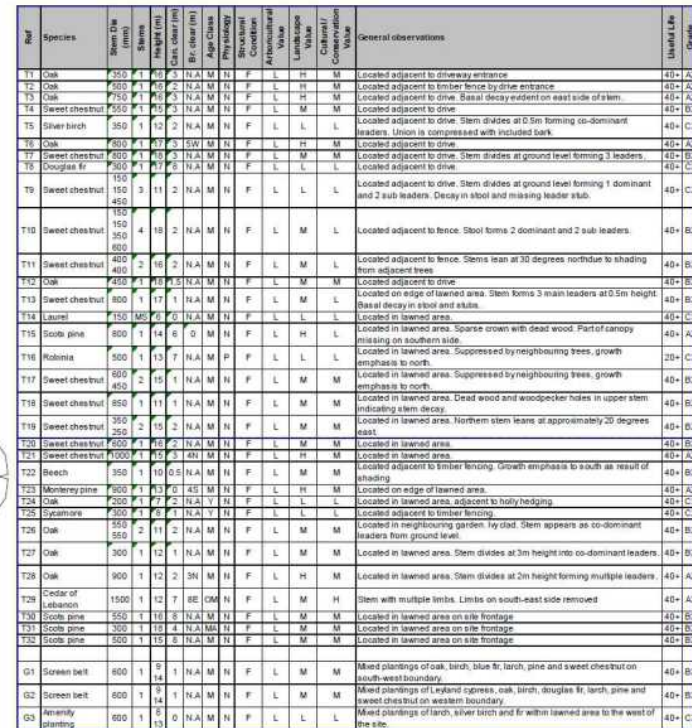
Project No:
0303
Dwg No: 1002
Rev: -
Scale:
1:250 @ A1

Drawing:
Proposed Site Layout

North:
Drawn By: PJA
Date: 05/2020
Checked By: PJA
Date: 05/2020

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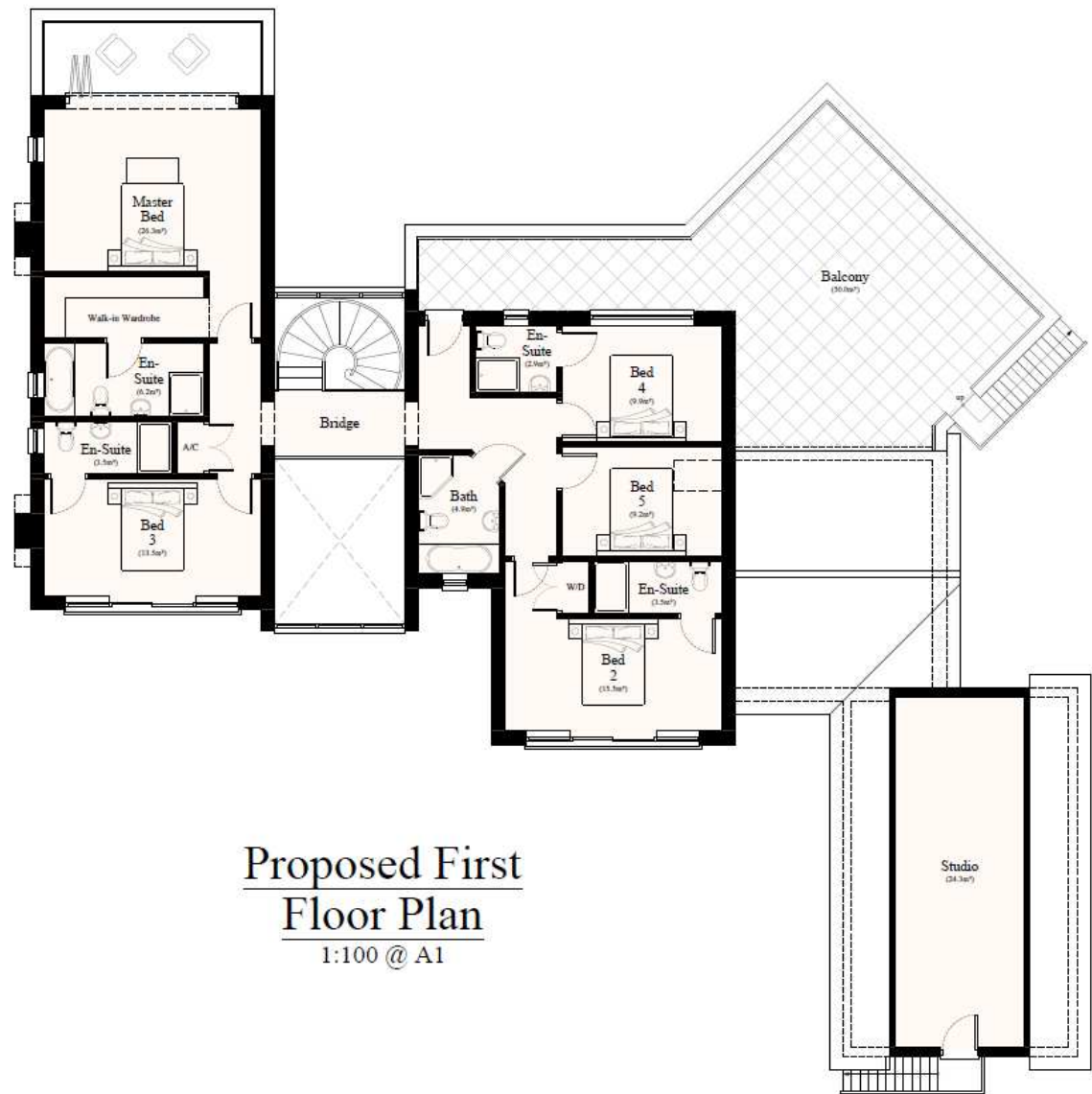
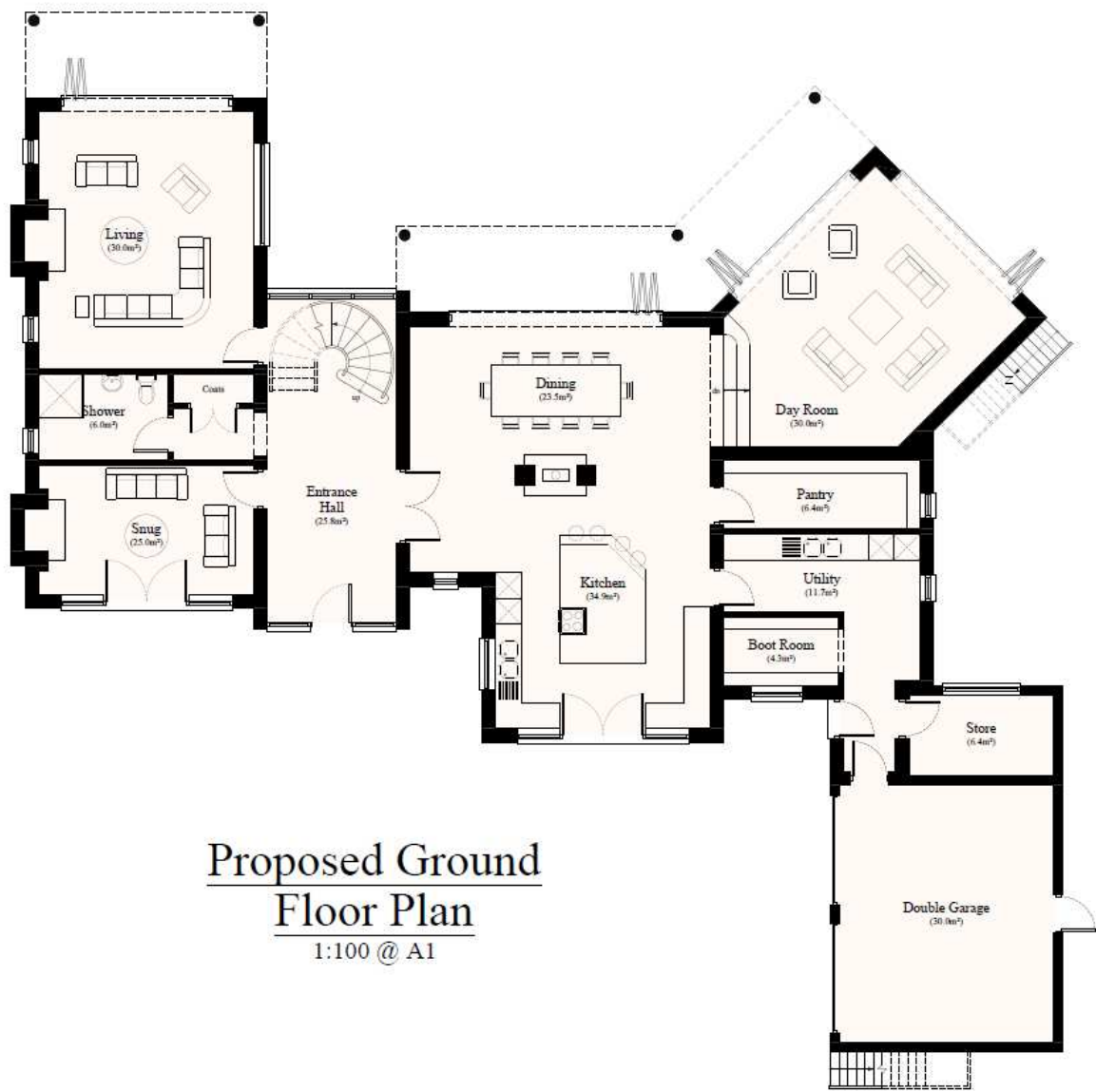
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



Land & Sculpture Design Partnership
LANDSCAPE ARCHITECTURE • SCULPTURE • ARBORICULTURE

OCTAGON HOUSE - THE WATER RUN - HITCHAM - IPSWICH - IP7 7
T: 01449 746272 - E: LSOP@btinternet.com

Proposed Floor Plans



Proposed Elevations



Proposed North (Front) Elevation
1:100 @ A1



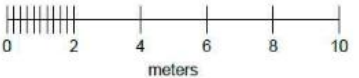
Proposed East (Side) Elevation
1:100 @ A1



Proposed South (Rear) Elevation
1:100 @ A1




Proposed West (Side) Elevation
1:100 @ A1





Material Planning Considerations and Key Issues

- Principle
 - Landscape and visual impact
 - Impacts upon trees
 - On site ecology
 - Off site Ecology
 - Highway Safety Residential Amenity
 - Permitted Development Rights
 - Other matters
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Current cluster policy – DM4

Proposals for new dwellings within 'clusters' will be acceptable, subject to satisfying the following criteria:

- (a) The scale of development consists of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage;
- (b) It would not cause undue harm to the character and appearance of the cluster or any harmful visual intrusion into the surrounding landscape;
- (c) Particular care will be exercised in sensitive locations such as conservation areas, the Area of Outstanding Natural Beauty and Special Landscape Areas; and
- (d) The cumulative impact of proposals will be a major consideration.

A 'cluster' in this context:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway;
- Contains 5 or more dwellings; and
- Is located no more than 150 metres from the edge of an existing settlement identified as a Major Centre, Town, Key Service Centre or Local Service Centre. This distance may be extended to 300 metres if a footway* is present.

Policy SCLP5.4: Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' in the countryside will be supported where:

a) The proposal is for up to three dwellings within a cluster of five or more dwellings;

Or

The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;

And

- b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
- c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and
- d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that ~~the scheme has the support of the local~~ meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.


Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas, and the Area of Outstanding Natural Beauty, ~~and the special qualities and~~ Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.

Material Planning Considerations and Key Issues

- Principle
 - Landscape and visual impact
 - Impacts upon trees
 - On site ecology
 - Off site Ecology
 - Highway Safety Residential Amenity
 - Permitted Development Rights
 - Other matters
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

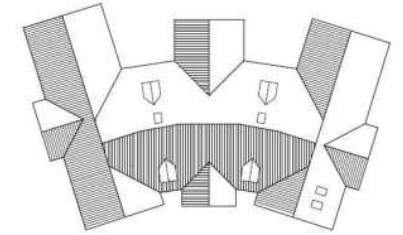
Recommendation

Approve subject to the conditions summarised below:

1. Standard 3 year time limit for implementation
2. Approved drawings/plans/documents
3. Precise details of roof and wall materials
4. Formation of vehicular access
5. Gradient of vehicular access
6. Means to prevent surface water entering the highway
7. Visibility Splays
8. Parking and turning areas
9. Bin presentation areas
10. Archaeological Scheme of Investigation
11. Archaeological Post Investigation Assessment
12. Unexpected Contamination
13. External Lighting
14. Ecological measures
15. Retention of trees
16. Tree protection measures
17. Removal of Permitted Development Rights for extensions forward of the principle elevation



FRONT ELEVATION (NORTH)



Loggia

Kitchen

Dining Room

Breakfast Room

Family Room

Living Room/Lounge

Study

Bedroom 1

Bed 3

Study

Bathroom

En-Suite

En-Suite

Staircase

0 SCALE 1:100

DATE: 01/01/2013	TIME: 10:00	DATE: 01/01/2013	TIME: 10:00
PROPOSED PLANS AND ELEVATIONS		4760	
PROPOSED LOT CONVEYANCE		02	
MARLBOROUGH, MARLBOROUGH ROAD, LITTLE BEAGINGS, WOODBRIDGE, SUFFOLK		1:100	
MR & MRS J FRENZEL		AMS 2013	
 <p>WINCOR KIEVENAAR Chartered Valuers</p>			
<p>HARVEST PLACE HARROGHE HARROGHE OFFICE UNIT 101 LUTON RD HARROGHE HG1 1RT</p> <p>01937 544444</p>			

Architectural floor plan of the lower level of a building. The plan includes the following labeled areas:

- pool house
- dining
- TV Room / Snug
- lounge
- games room
- BBQ area
- swimming pool
- water garden
- pergola
- gazebo

A scale bar at the bottom left indicates distances from 0m to 10m. A north arrow is located at the bottom center.

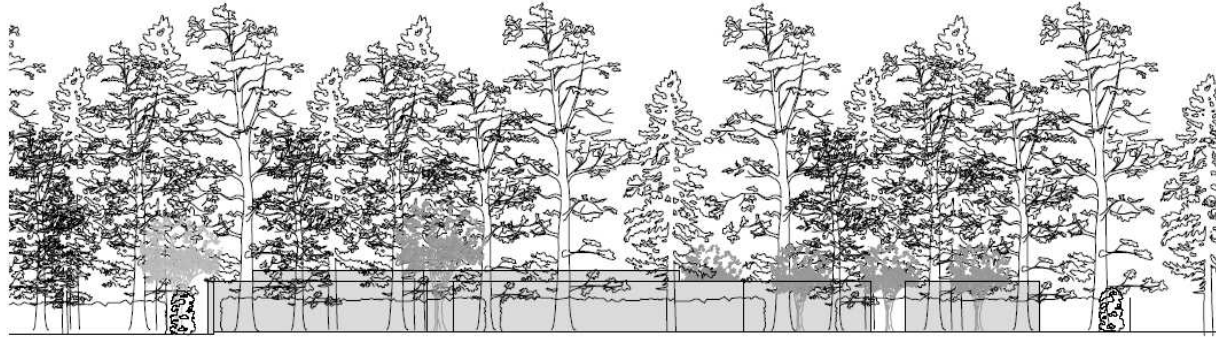
1516_102_Lower Level Plan _ 1:200

Modece Architects



Previously Approved Scheme DC/17/4940/FUL

North



Elevation _ 1:200

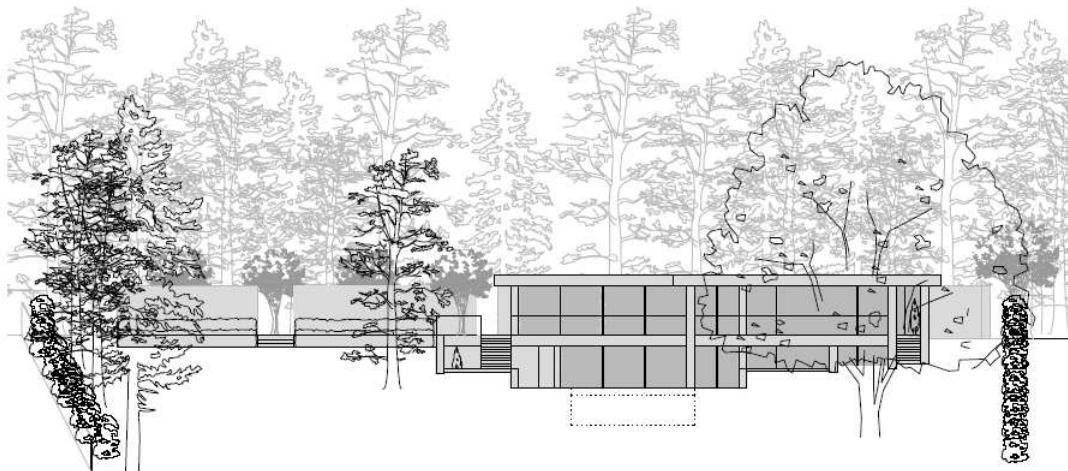
0m 2m 4m 6m 8m 10m

East



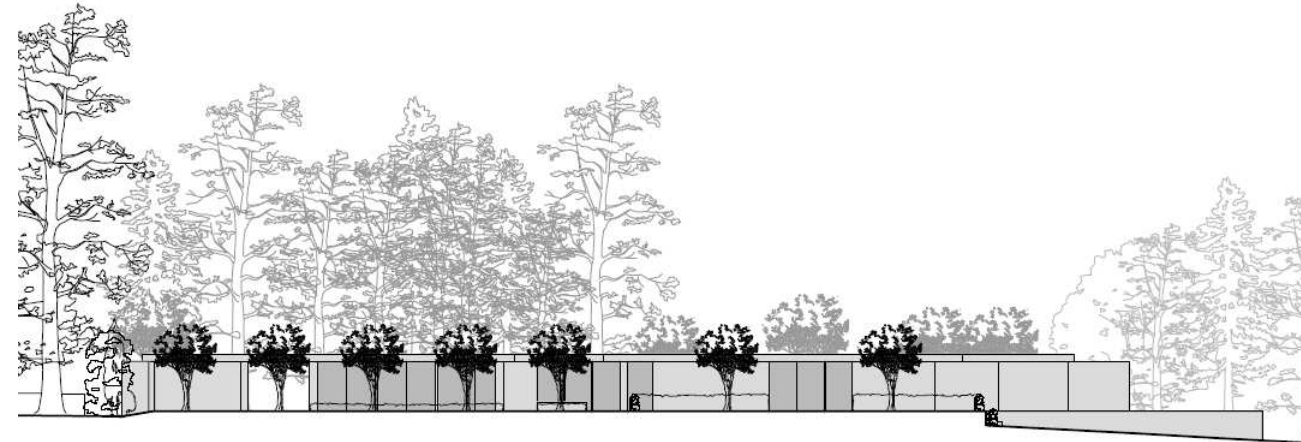
0m 2m 4m 6m 8m 10m

South



0m 2m 4m 6m 8m 10m

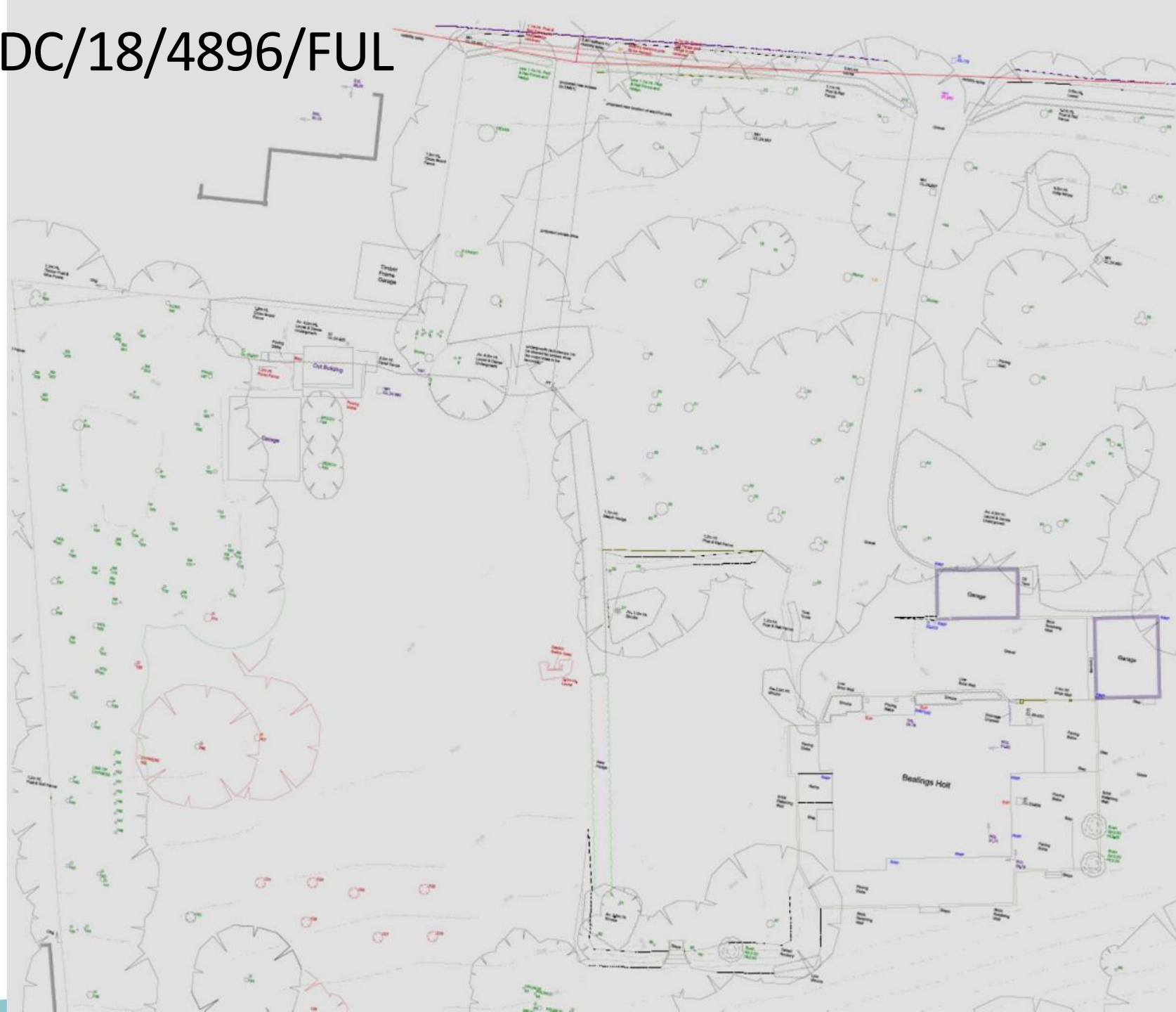
West



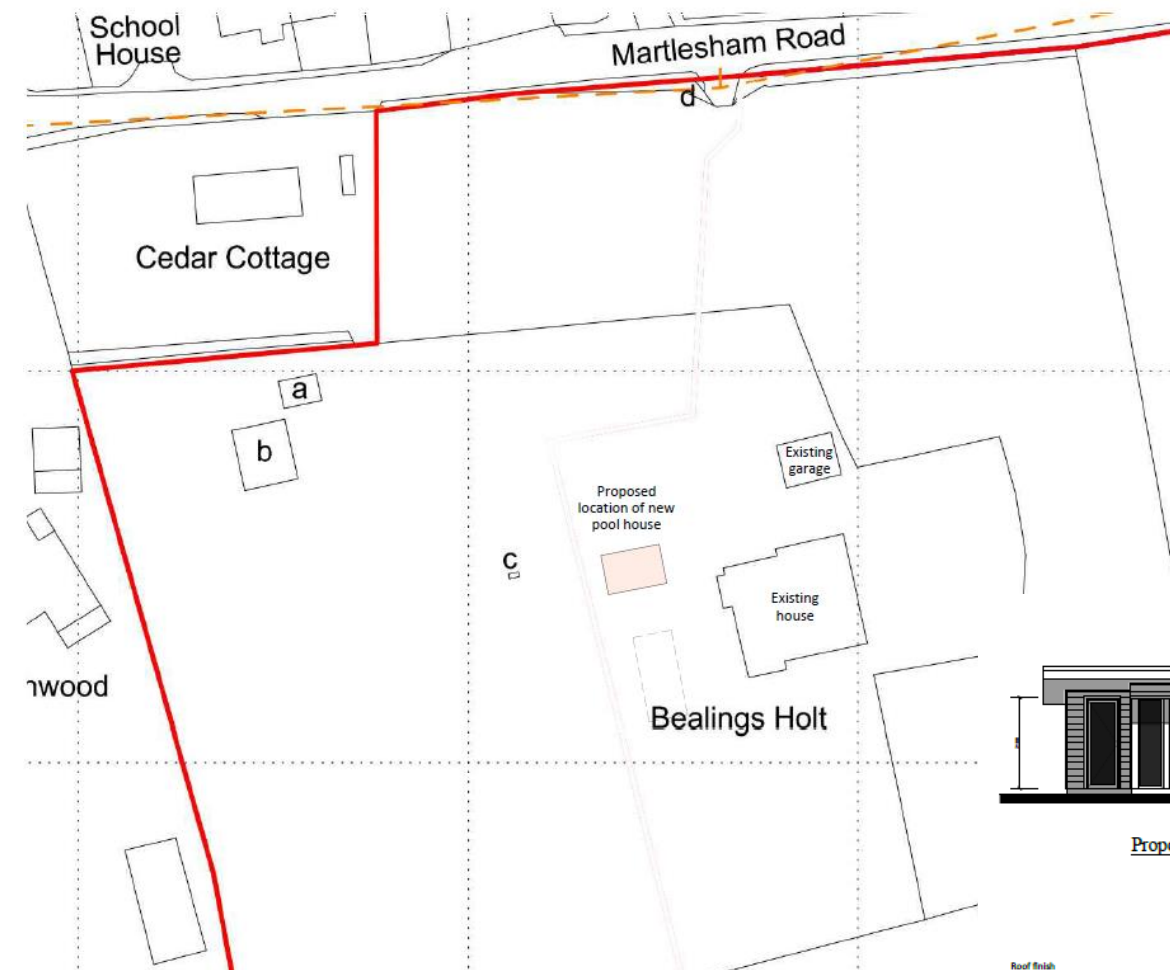
West Elevation _ 1:200

0m 2m 4m 6m 8m 10m

Access Approved under DC/18/4896/FUL



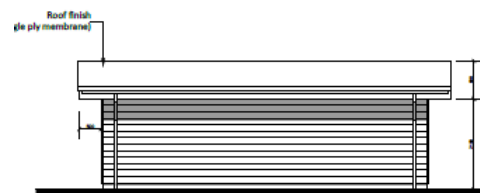
Approved scheme for swimming pool building for Bealings Holt DC/19/1896/FUL



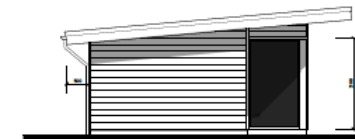
Proposed Front Elevation
1:50 @ A1



Proposed Side Elevation
1:50 @ A1



Proposed Rear Elevation
1:50 @ A1



Proposed Side Elevation
1:50 @ A1

