

Item 6

DC/20/1049/VOC

Variation of Conditions 4 and 6 of DC/17/3981/OUT –
Construction of up to 200 dwellings

Land south of Chediston Street, Halesworth



Site Location Plan



Photographs



Location of approved
roundabout



Location of
approved
roundabout



Proposed revised access
point on Roman Way



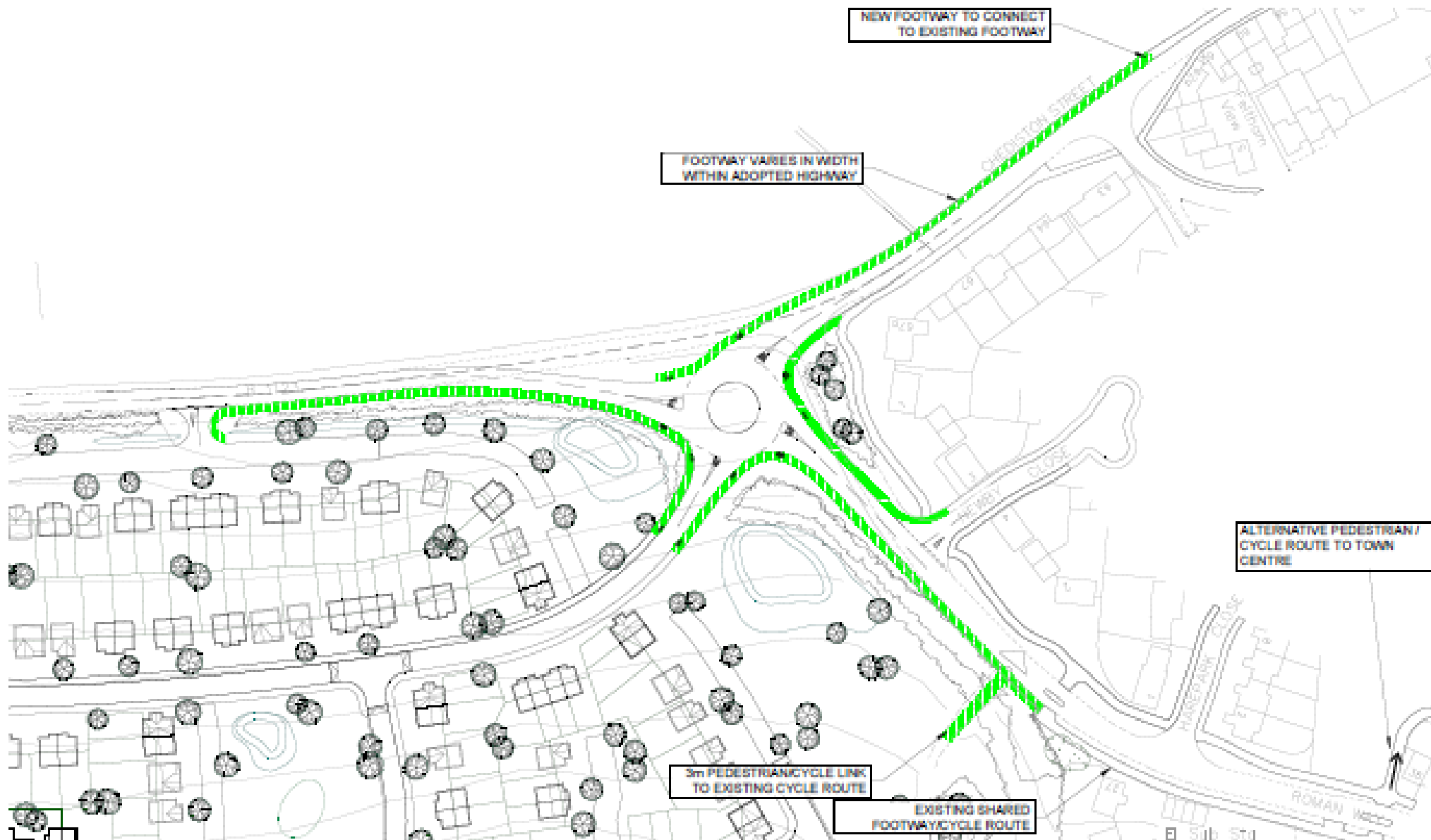
View of Proposed Access Point



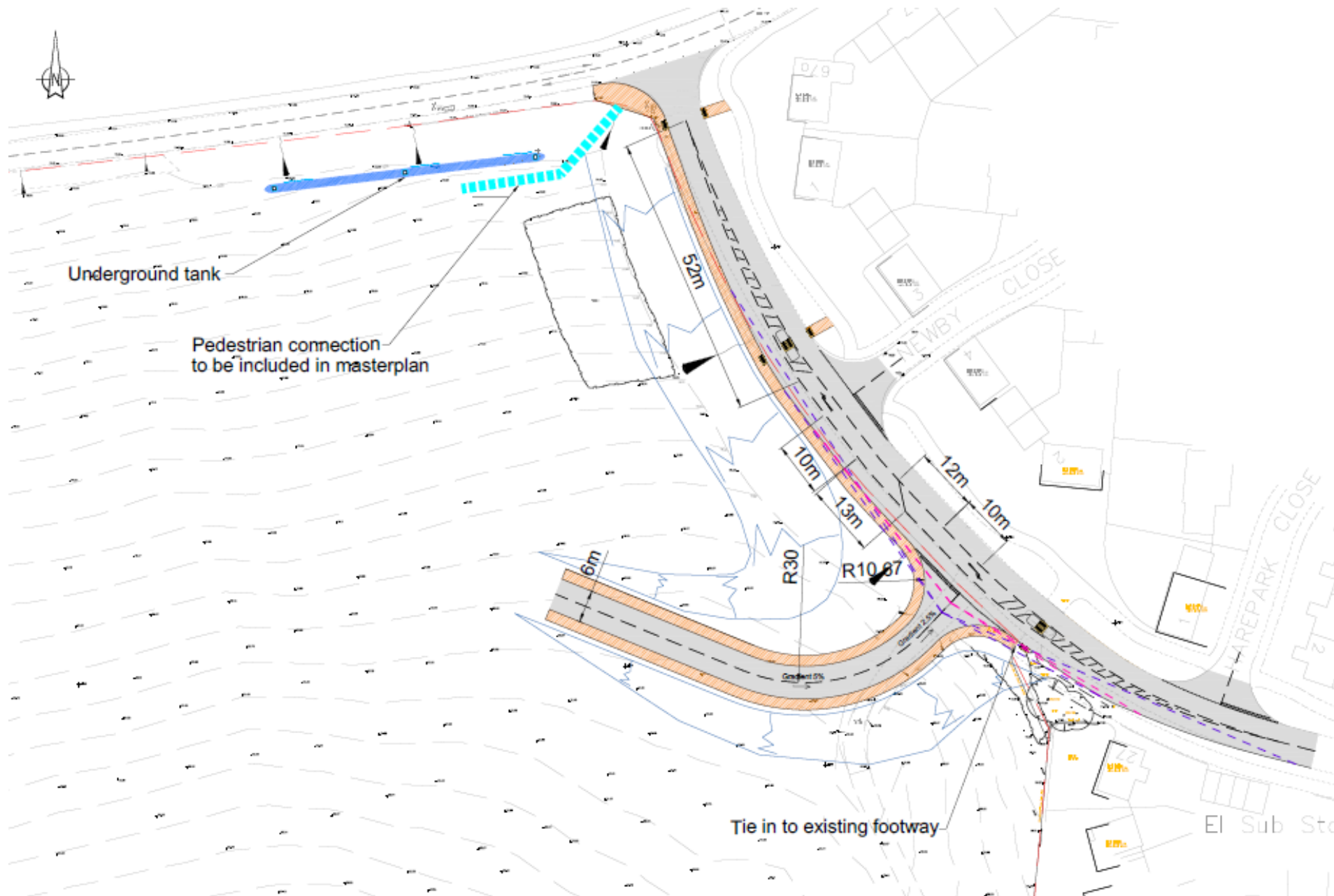
View south-east along
Roman Way from
proposed access point



View north along
Roman Way from
proposed access
point towards
Chediston Street




Roundabout
approved under
DC/17/3981/OUT



Proposed revised access

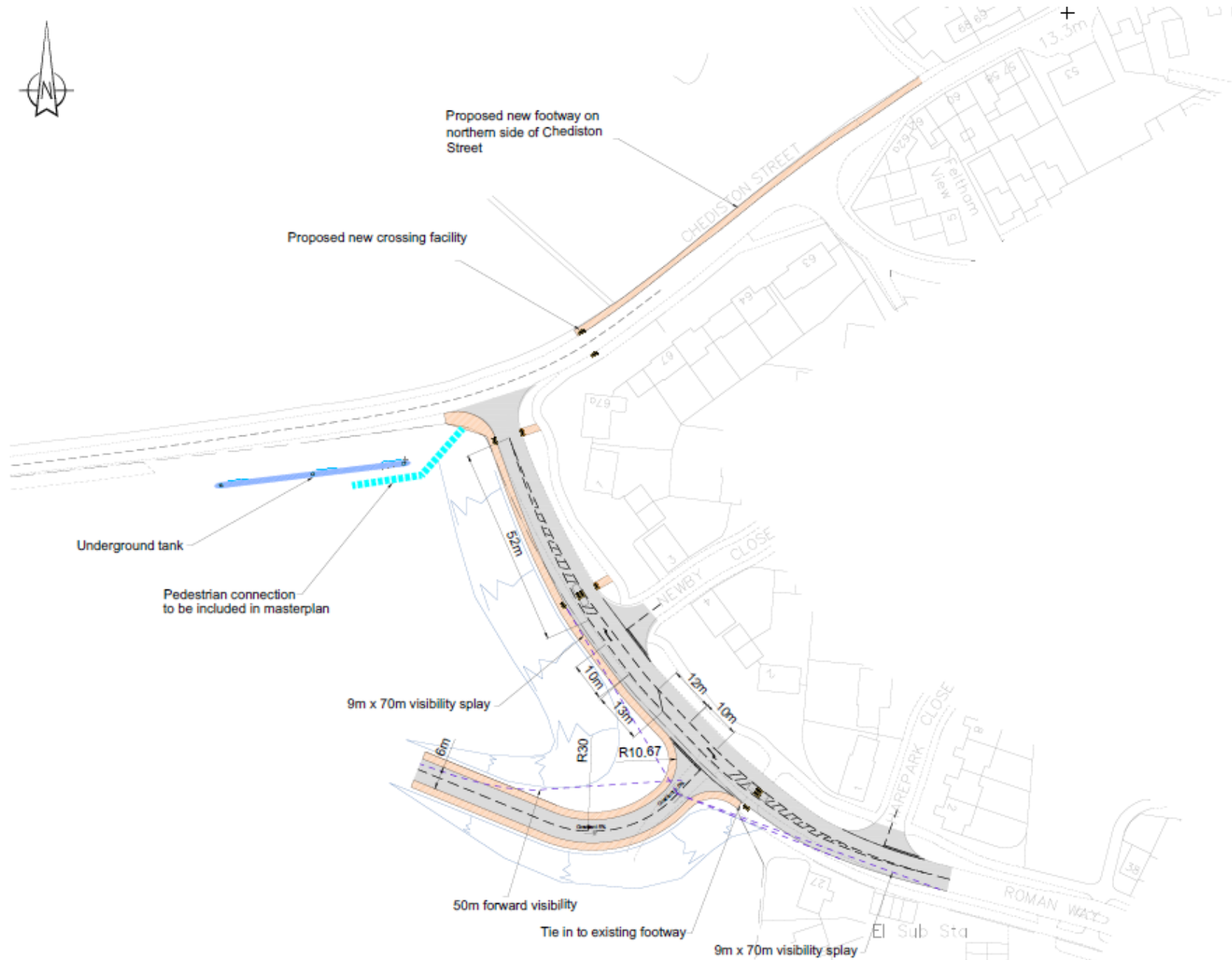
Material Planning Considerations and Key Issues

- Highway Issues:
 - - Traffic Survey
 - - Junction Capacity/congestion
 - Ecology
 - S106 Agreement
- 
- 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 a variation of the S106 Agreement and the conditions outlined in the report on Pages 72-81





Item 7

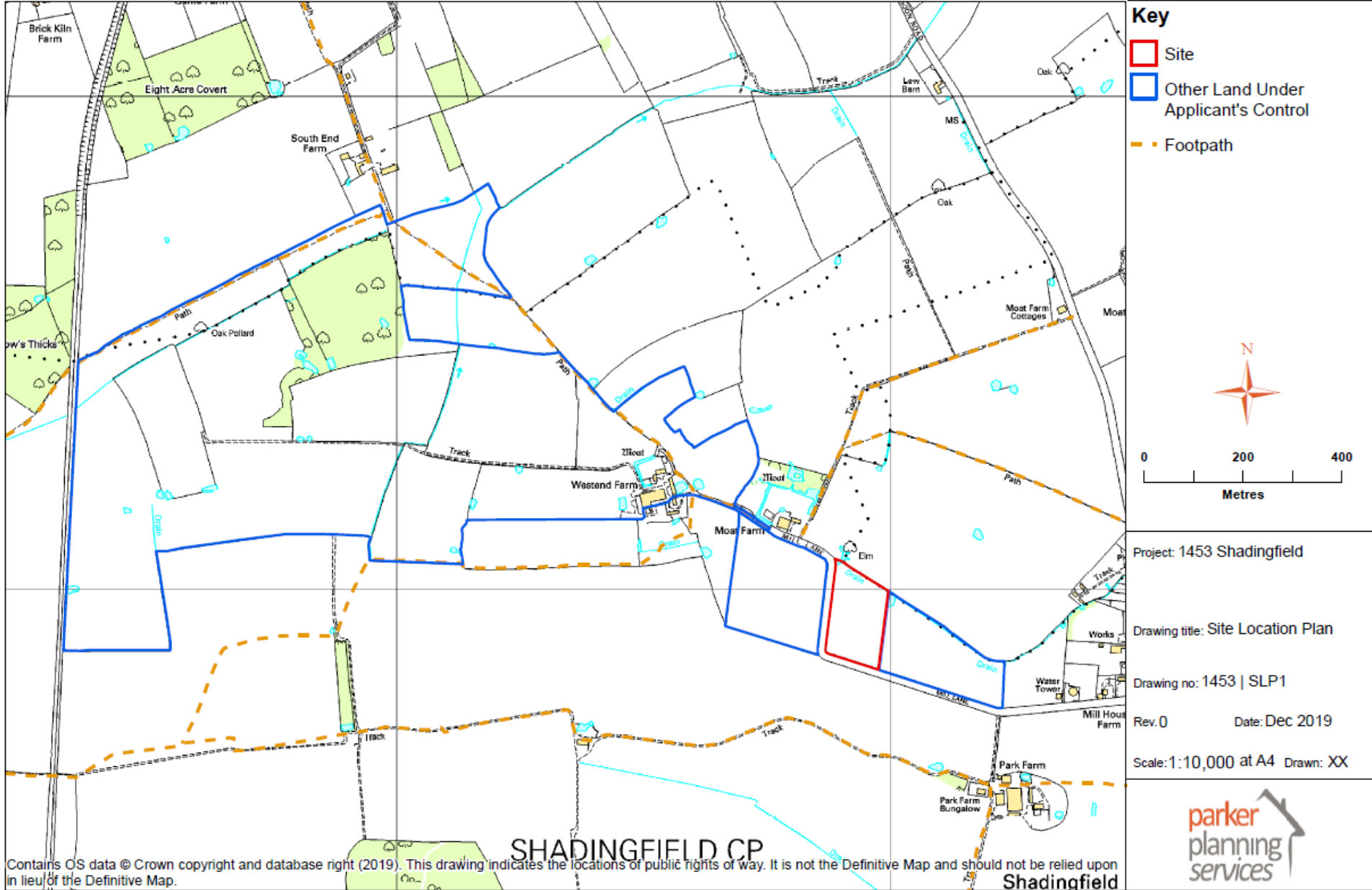
DC/19/2195/FUL

To build 3no. poultry house with associated admin block and feed bins

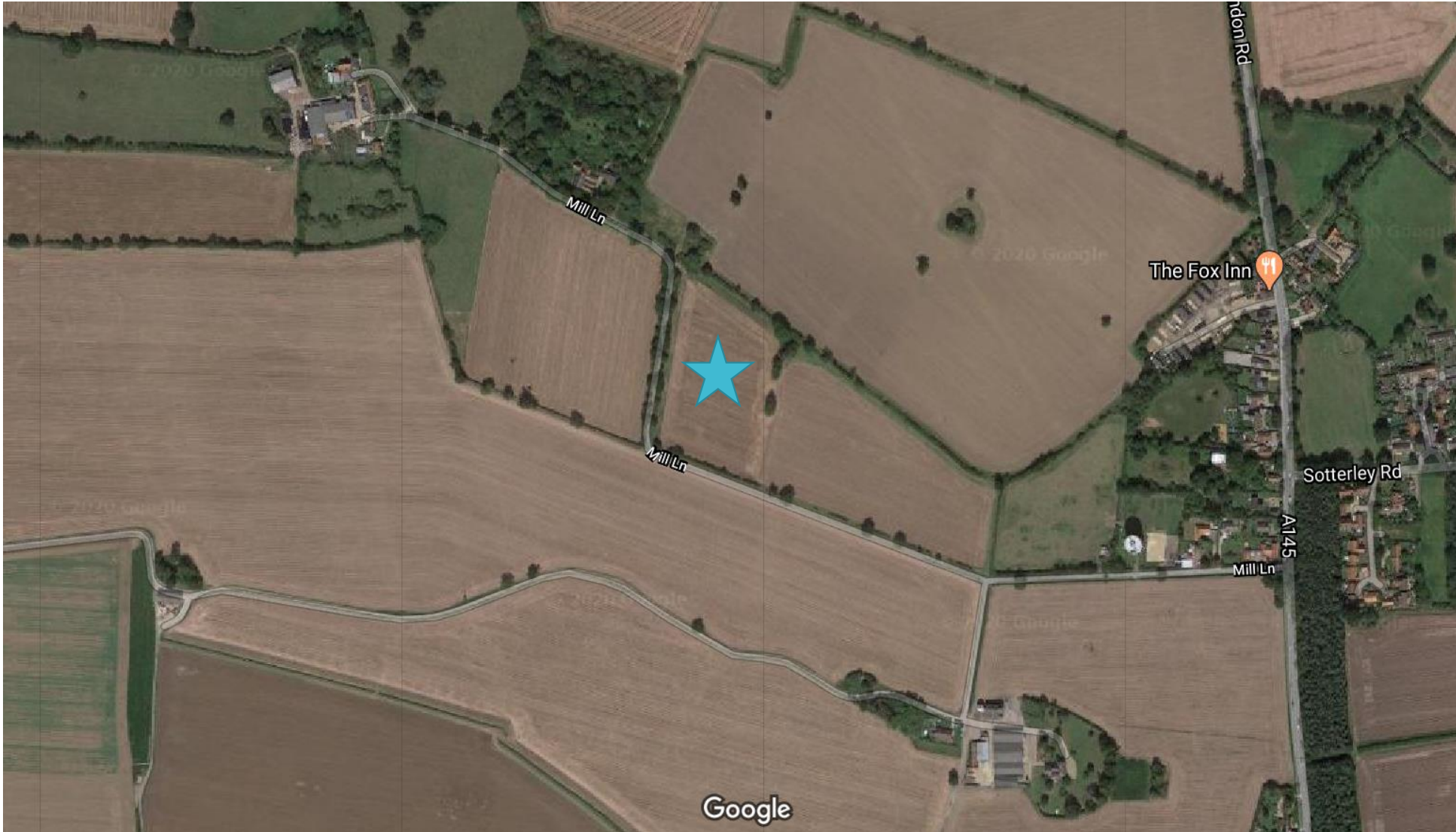
Land Adjacent To West End Farm, Mill Lane
Shadingfield, Beccles, Suffolk, NR34 8DL

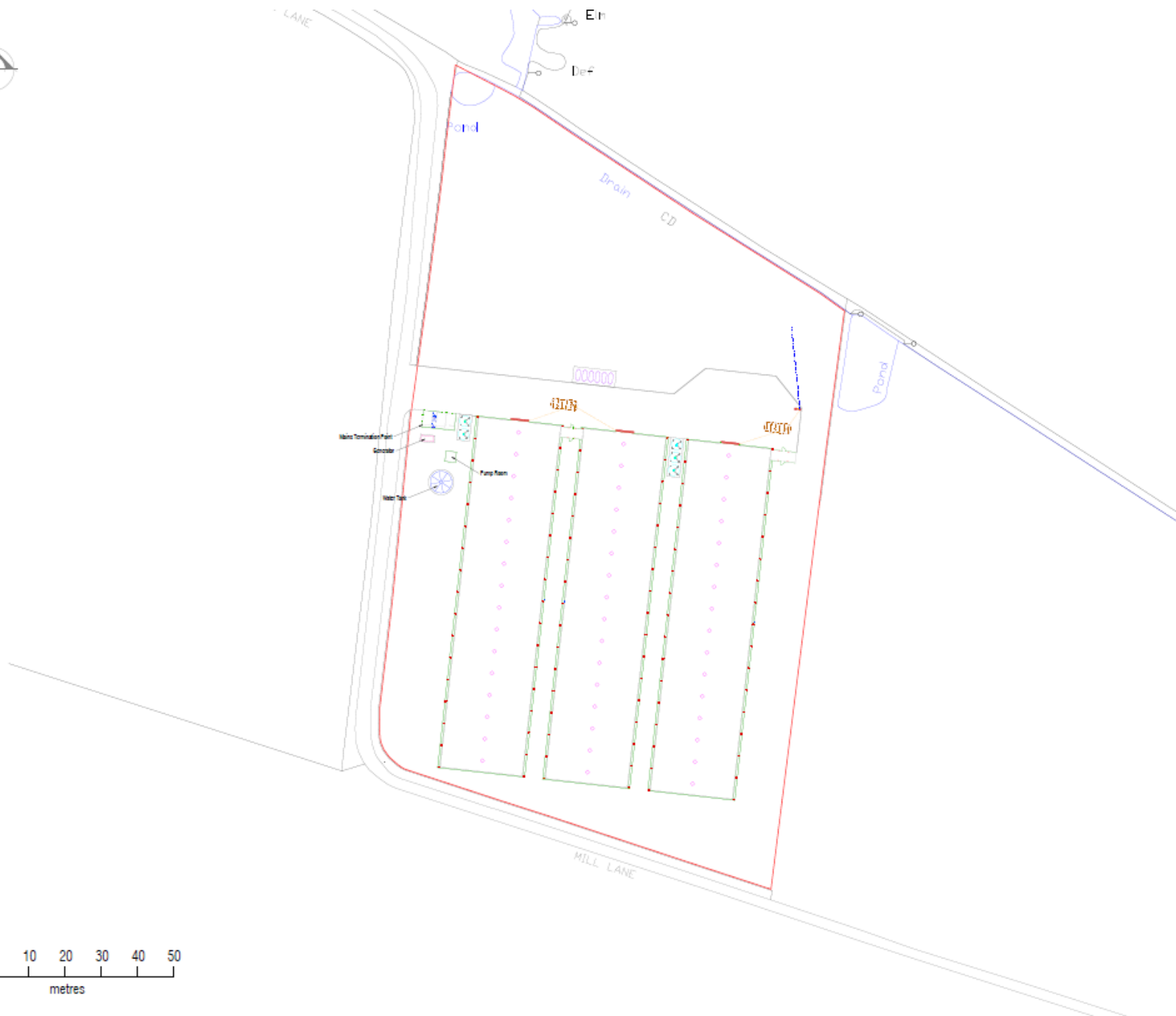
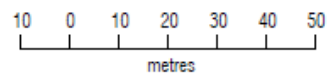


Site Location Plan

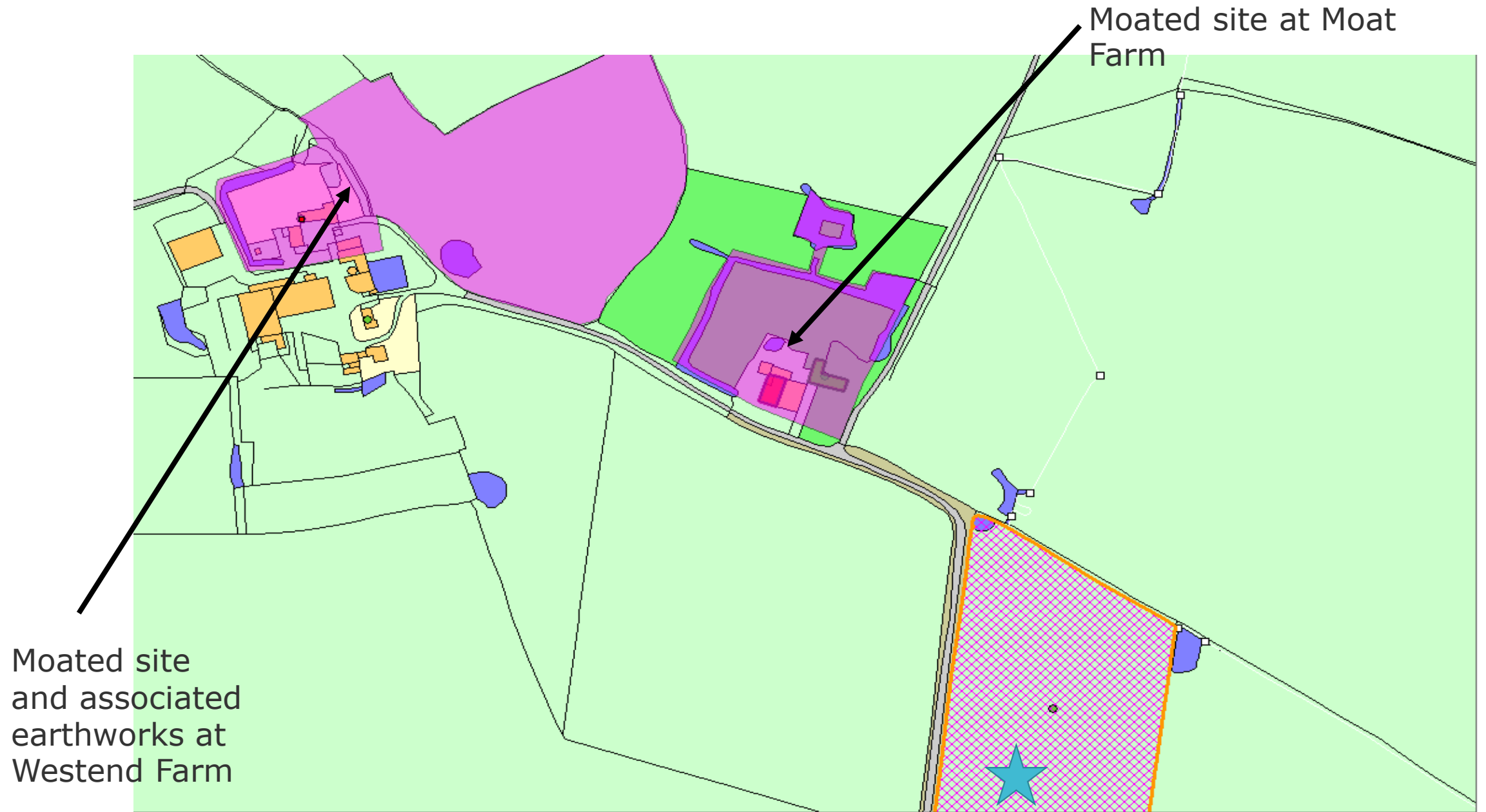


Aerial view





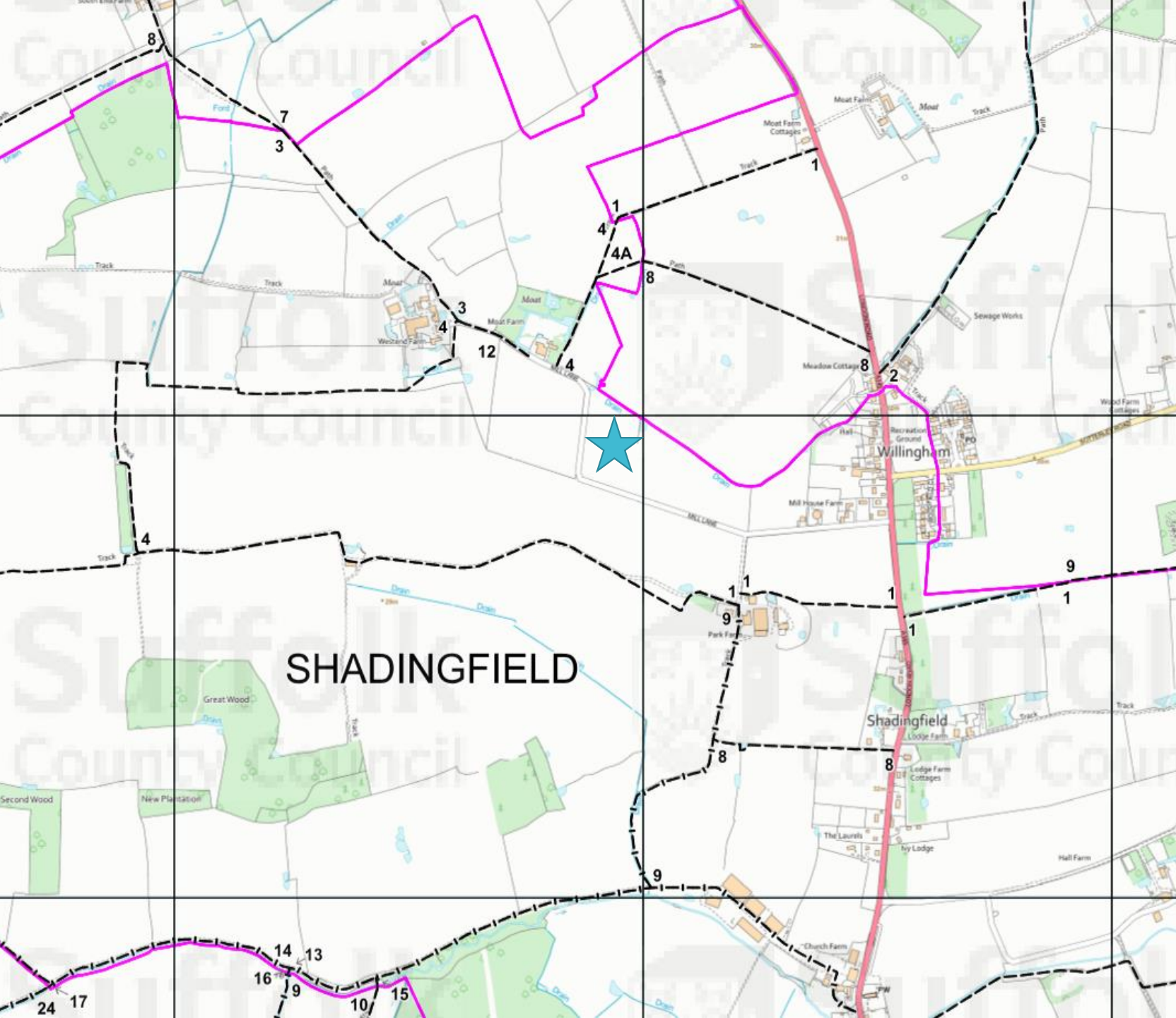
Scheduled Monument Areas in relation to application site



Moated site and associated earthworks at Westend Farm

Moat Farm





Recorded Public Rights of Way

KEY to RIGHTS OF WAY SYMBOLS

- FOOTPATH
- v-v- RESTRICTED BYWAY
- |-| BRIDLEWAY
- x-x- BYWAY
- DEFINITIVE MAP PARISH BOUNDARY
- - - FORMER RURAL DISTRICT BOUNDARY





Site

Scheduled monument





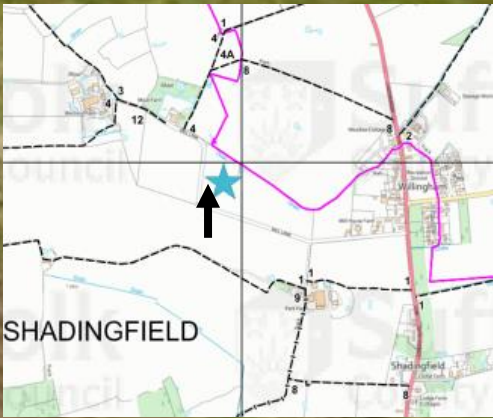


Scheduled monument

Site

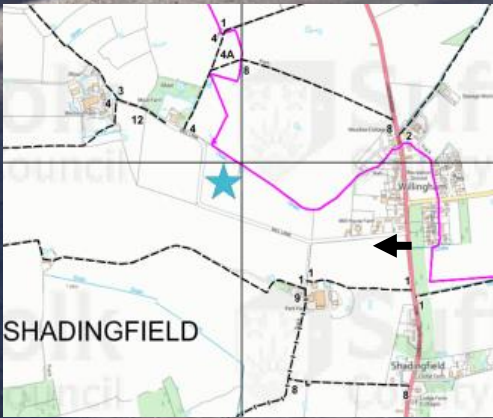


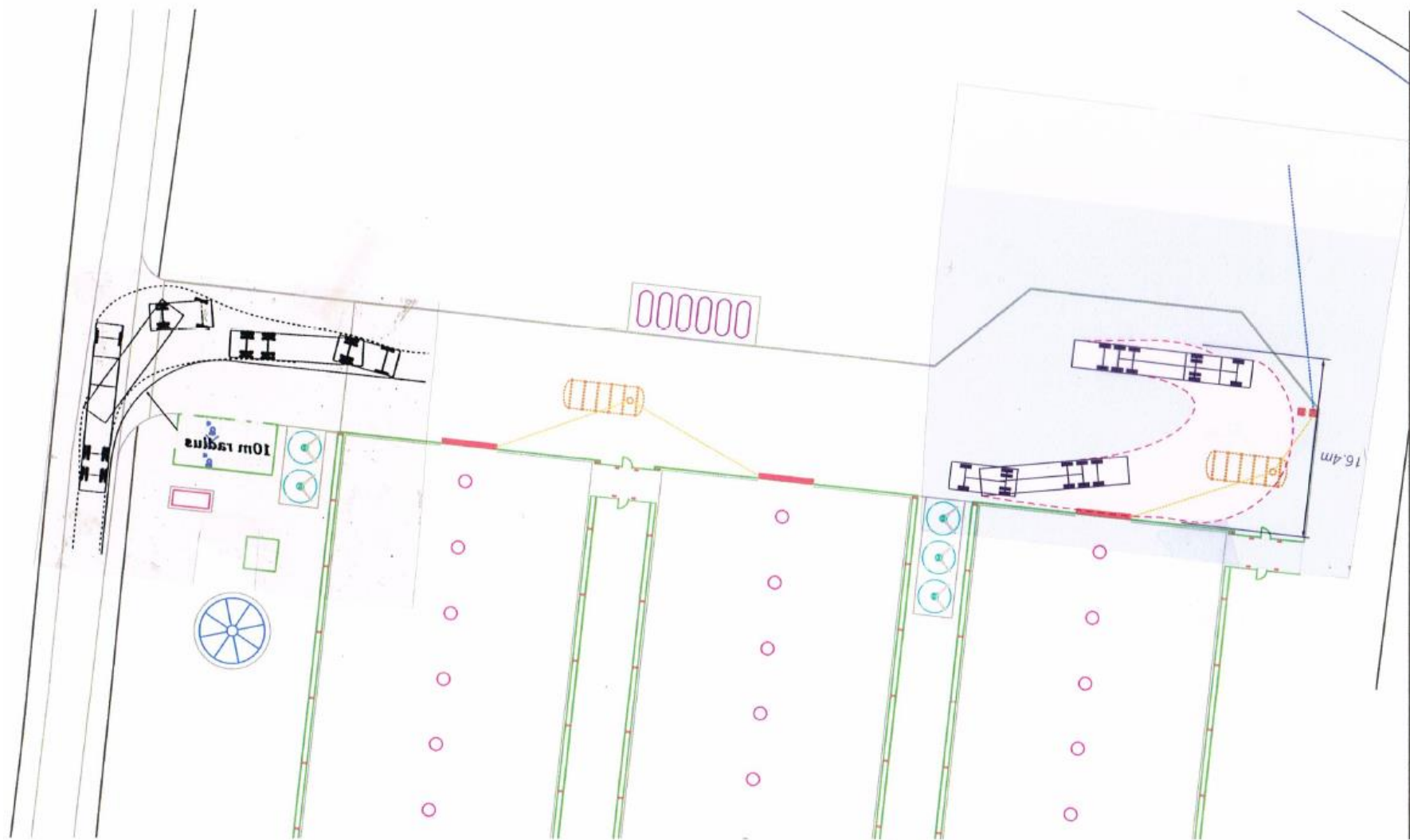












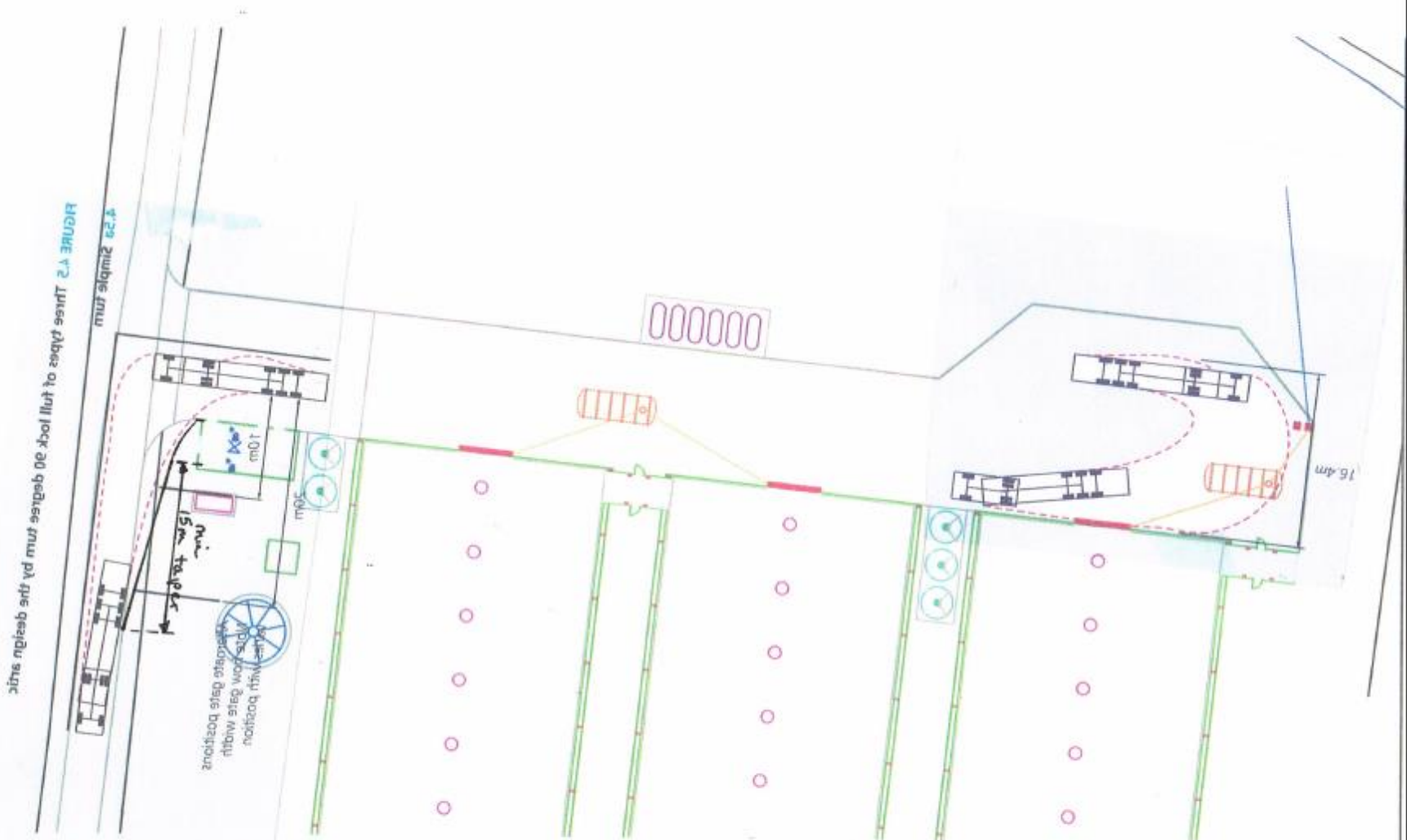
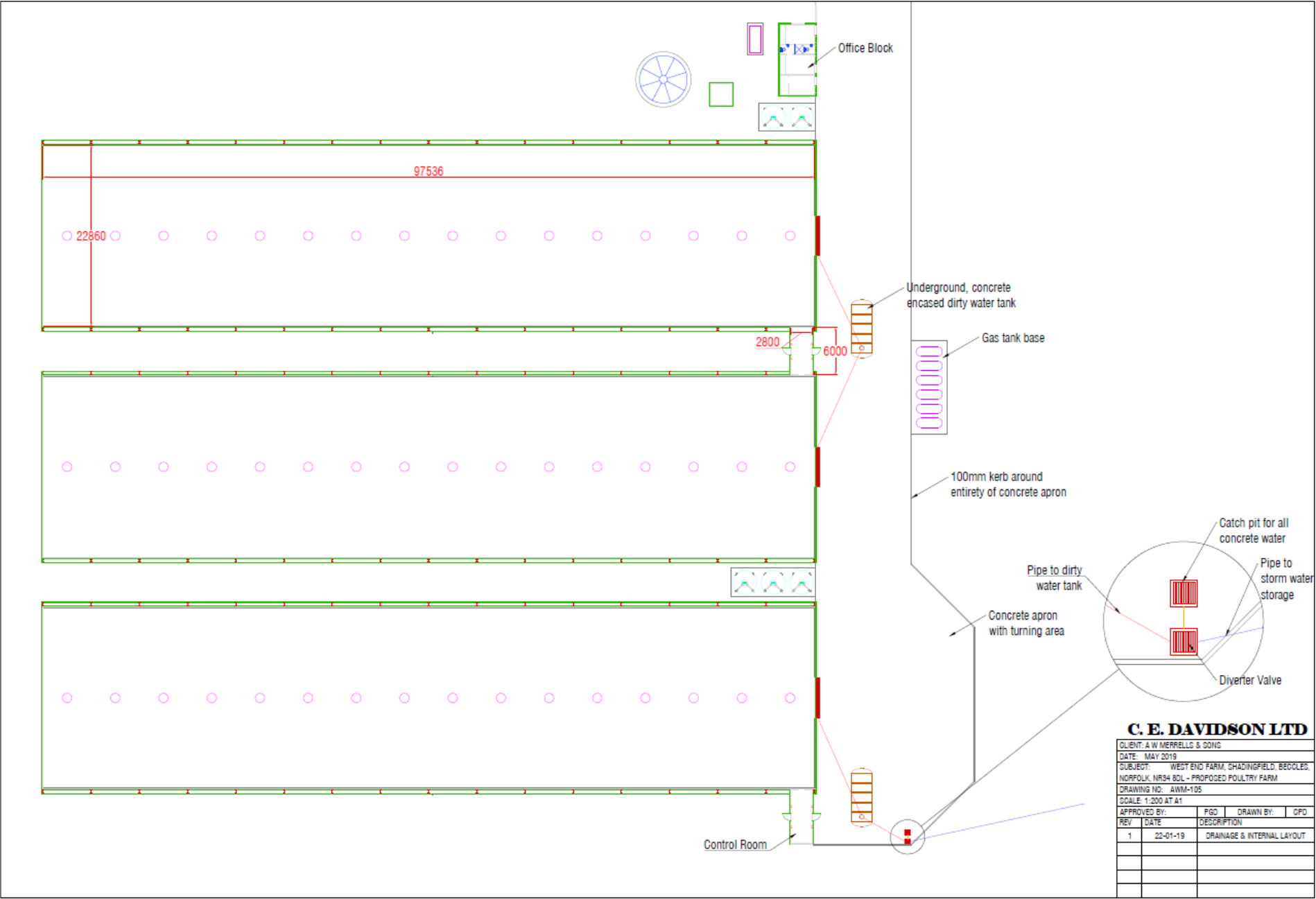


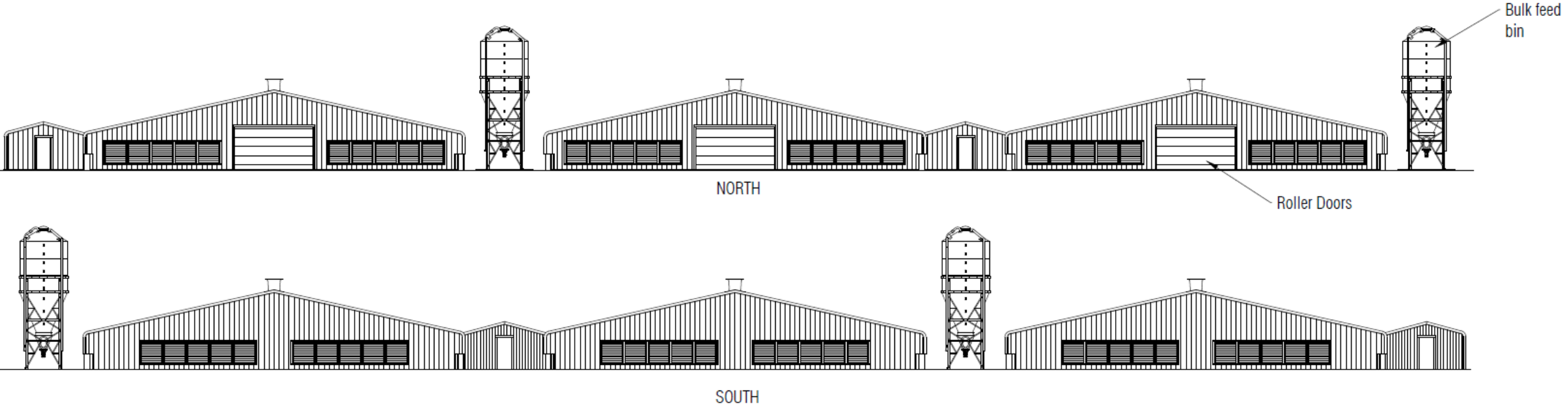
FIGURE 7.2 Three phases of full bridge 30 degree from the design stage



Floor plans

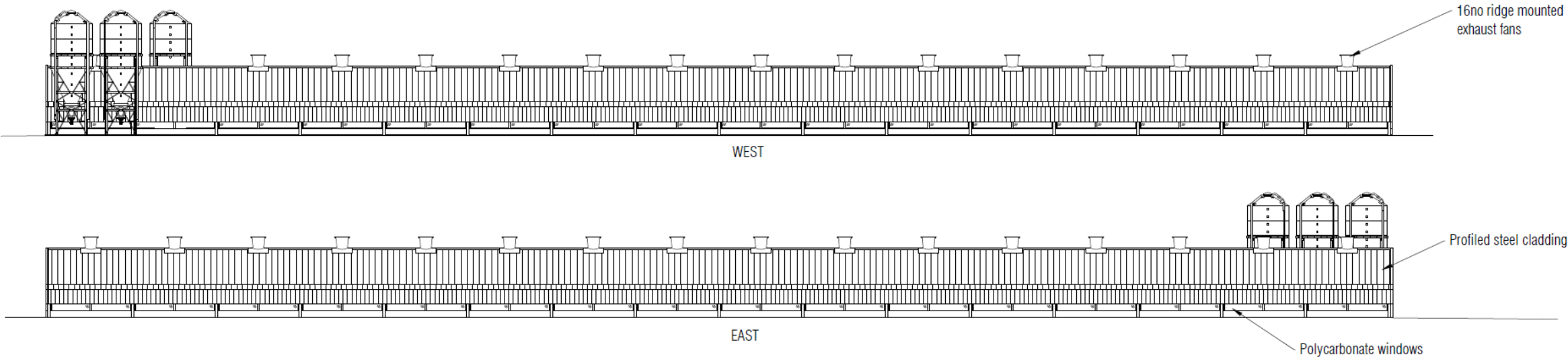


North and South Elevations

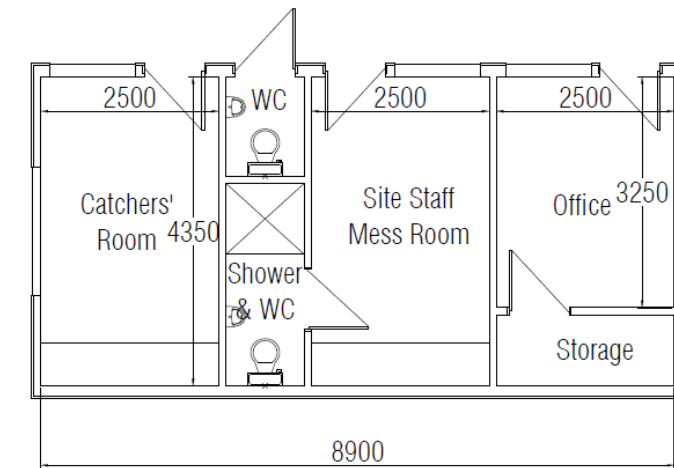
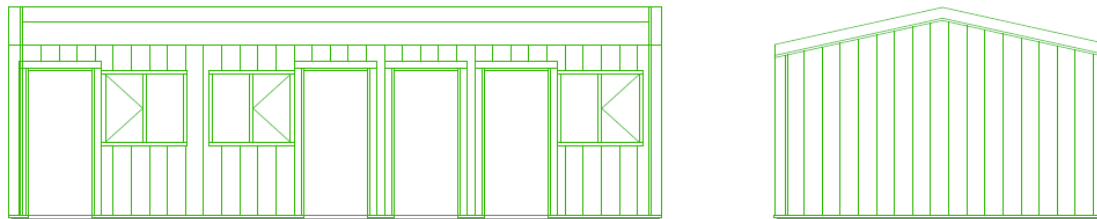
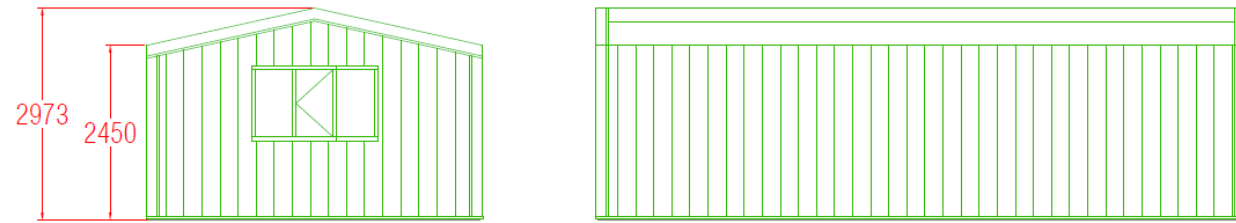


East and West elevations

SIDE ELEVATIONS




Office building



Wire frame of proposed site



Material Planning Considerations and Key Issues:

- Principle of development
 - EIA development
 - Economic benefits and employment
 - Neighbour Amenity
 - Regulated by an Environmental permit from the Environment Agency
 - Odour and Air Quality
 - Noise
 - Drainage and Flood Risk
 - Ammonia
 - Ecology
 - Landscape Impact
 - Heritage
 - Transport
- 
- A large, light teal decorative shape that starts as a thin wedge at the bottom left and expands diagonally towards the top right, filling the bottom right corner of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 123 – 128 of the report.

- 1) Standard 3 year implementation period
- 2) Approved Plans
- 3) Surface water drainage strategy
- 4) Maintenance and management of drainage strategy
- 5) Details of Suds components
- 6) Construction Surface Water Management Plan (CSWMP)
- 7) In accordance with ecology report
- 8) Hedgerow removal
- 9) Lighting design
- 10) Highways access
- 11) Manoeuvring and Parking Areas
- 12) Passing place provision
- 13) Delivery management Plan
- 14) Gable end fans disabled
- 15) Gable end fan mitigation
- 16) Acoustic barrier to concrete apron
- 17) Attenuation of ridge fans
- 18) Noise management plan
- 19) Odour management plan
- 20) Landscape scheme
- 21) Implementation of landscape scheme
- 22) Details of admin block
- 23) Materials/finishes as submitted
- 24) Construction management plan
- 25) Unexpected contamination

Table 3. Predicted maximum annual 98th percentile hourly mean odour concentrations at the discrete receptors

Receptor number	X(m)	Y(m)	Location/Name	Maximum annual 98 th percentile hourly mean odour concentration (ou _E /m ³)
				GFS Calms Terrain
1	642802	285128	Moat Farm	2.41
2	642577	285159	West End Farm	0.88
3	642548	285242	West End Farm	0.79
4	643177	284605	Park Farm Bungalow	0.86
5	643288	284568	Park Farm	0.62
6	643421	284798	Willingham	0.82
7	643504	284805	Willingham	0.64
8	643479	284925	Willingham	0.80
9	643391	284981	Willingham	1.06
10	643480	285036	Willingham	0.77
11	643626	284746	Willingham	0.47
12	643659	284964	Willingham	0.49
13	643562	285109	Willingham	0.58
14	643334	285567	Moat Farm Bungalow	0.45
15	643495	285605	Moat Farm 2	0.33
16	643500	284355	Shadingfield	0.27
17	643443	284114	Shadingfield	0.18
18	643690	284338	Shadingfield	0.21
19	643517	284191	Shadingfield	0.19
20	643188	283984	Works	0.15

Vehicular movements associated with the proposal

Currently estimated vehicle flow numbers are from the table below

These have been confirmed as inbound flows
i.e. for two way flow at the access - the figures below x 2

Estimated Vehicle Movements for Proposed Chicken Rearing Sheds - Mill Lane Shadingfield

	Vehicles Per Crop	Vehicles Per Year
Gas & Shavings	4	35
Feed	14	96
Chicks	2	15
Birds	20	145
Litter	9	65
Carcass	5	36
Dirty Water	3	22
Total	57	414

Movement Type	Vehicle Type	Vehicles per Crop	Vehicles Non-Crop Time	Vehicles per Year
Gas & Shavings	HGV	4		29
Feed In	HGV	14		96
Chicks In	HGV	2		15
Birds Out	HGV	20		145
Litter Out	HGV	9		65
Fallen Stock Out	LGV	5		36
Dirty Water Out	HGV	3		22
Staff *	Light Van/Car	76	91	638
External Management	Light Van/Car	Average 5.4	13	52
Totals		138.4	104	1098

* Staff will be travelling from West End Farm

Total number of movements (in and out) from main A145 - 920

Total number of movements (in and out) from West End Farm - 1276

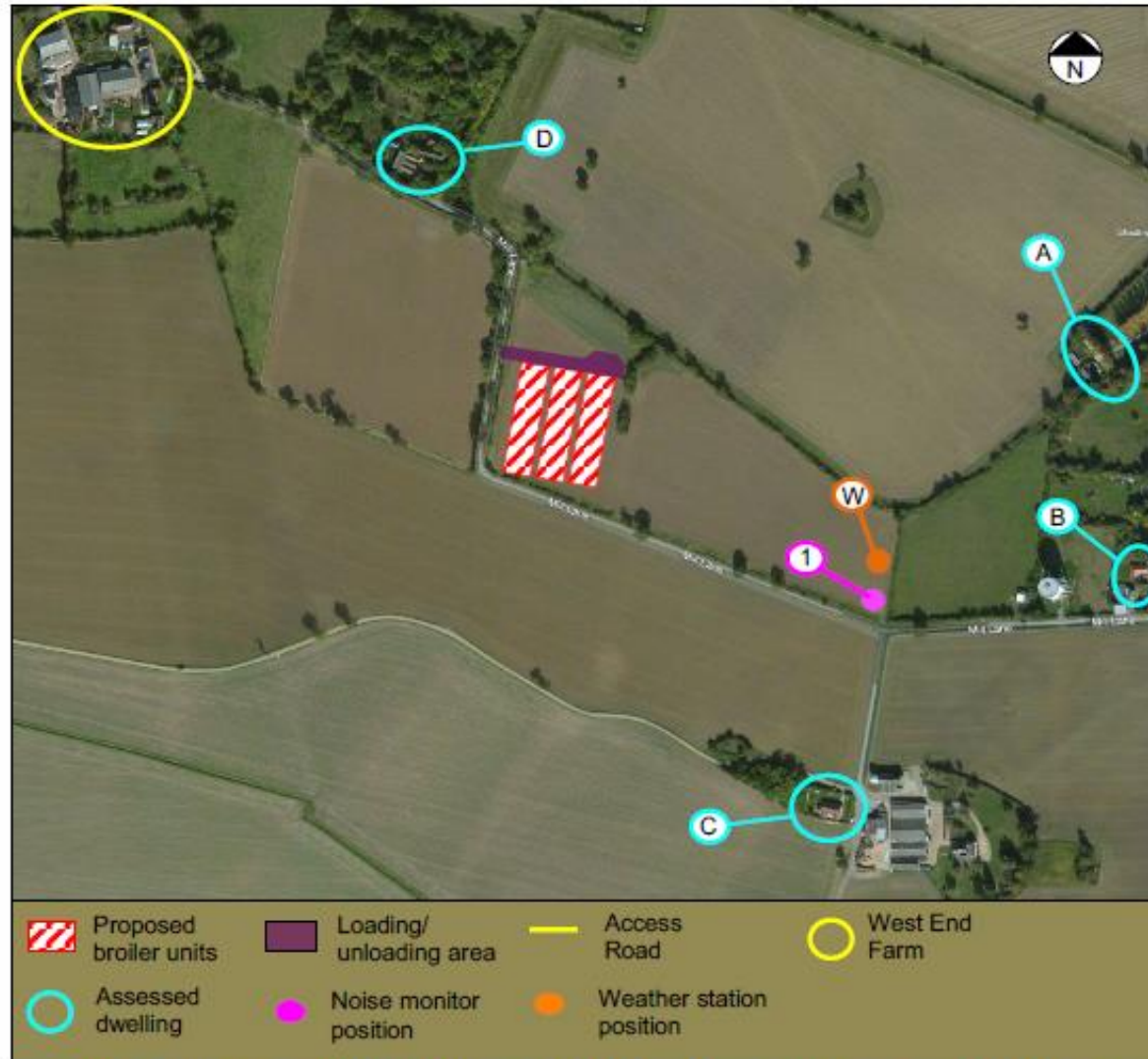


Figure 1. Plan showing footprint of proposed broiler units, assessed dwellings and noise monitor and weather station positions

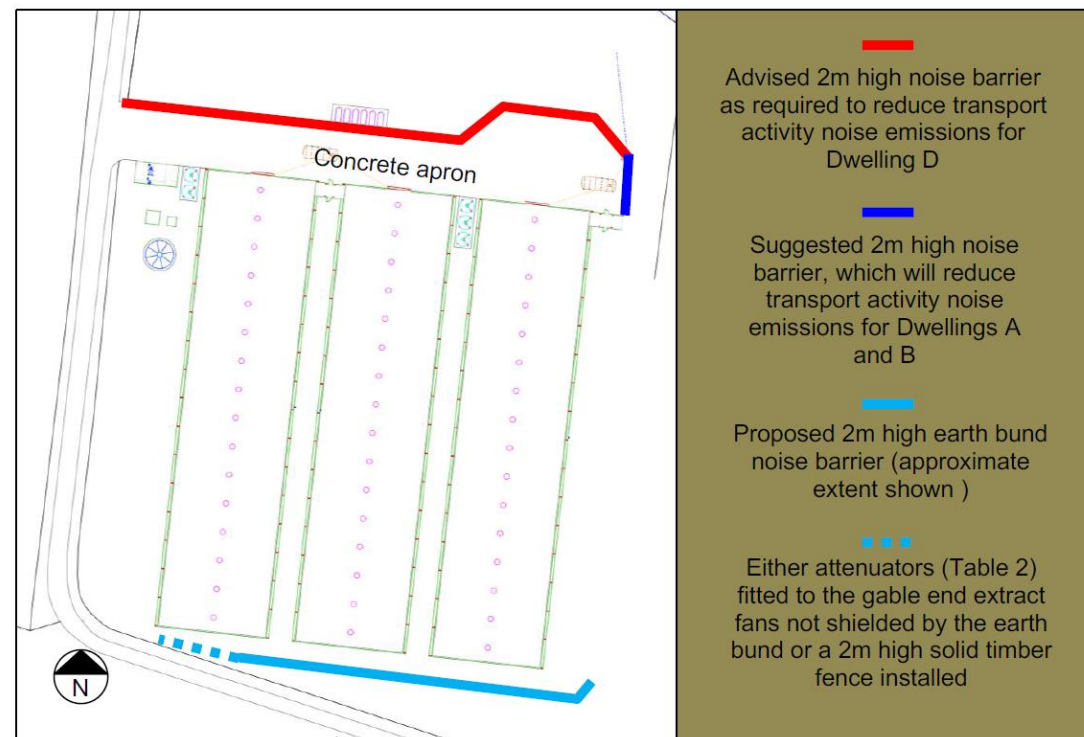


Figure 4. Plan showing advised noise barriers

Moated site and associated earthworks at Westend Farm

“The monument includes a moated site and adjacent earthworks which are considered to mark the remains of of an associated settlement. These are located approximately 1.7km north north west of St John the Baptist's Church and grouped around what was formerly the north western end of of Shadingfield Common, enclosed at at the beginning of the 19th century”

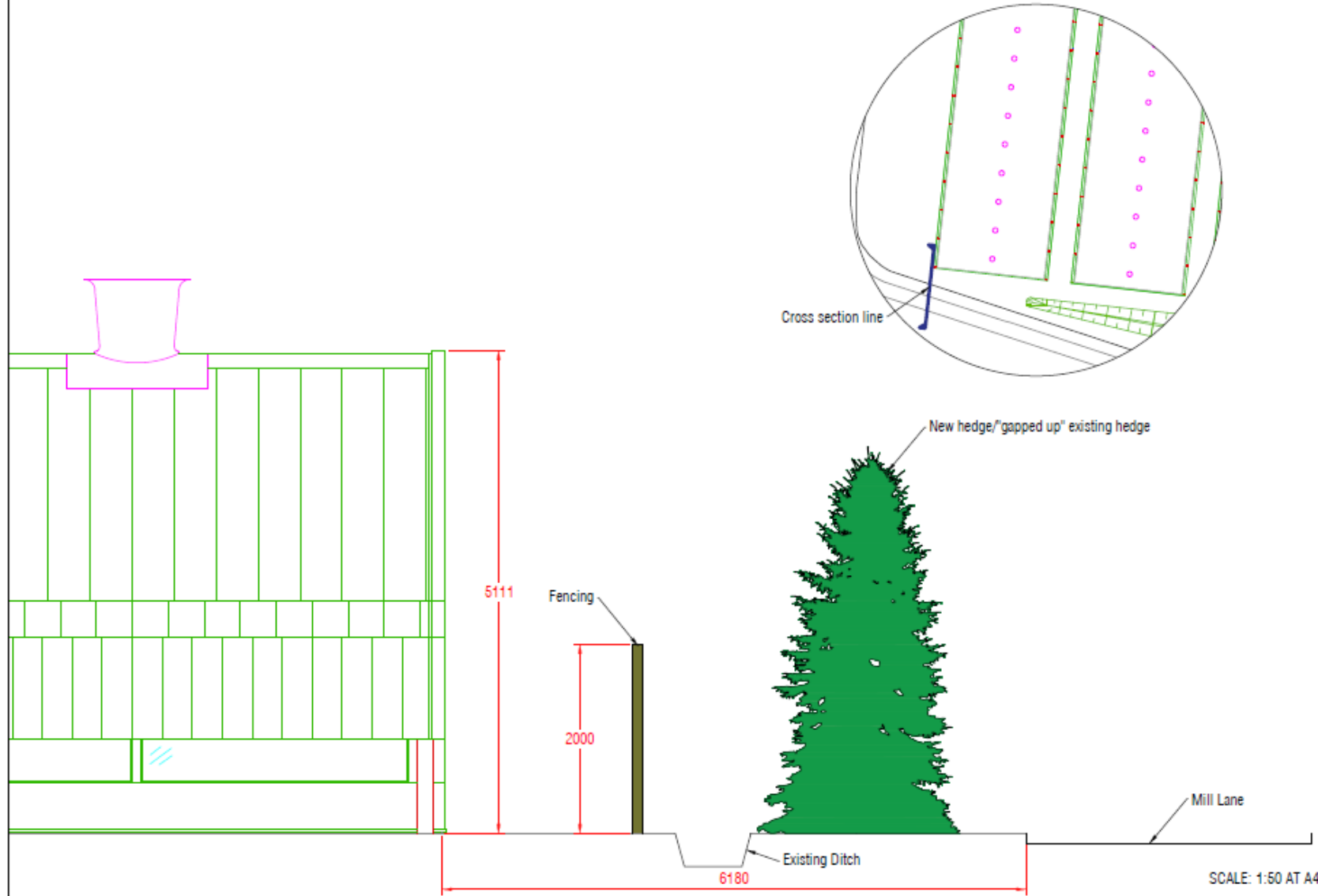


Moated site at Moat Farm

“The monument includes a moated site and an adjacent small moated island which is thought to be the site of an associated dovecote. The moated site is located approximately 1.5km north west of St John the Baptist's Church, alongside the north western end of what was formerly Shadingfield Common, enclosed at the beginning of the 19th century. To the north west of the earthwork there are remains of a medieval settlement and a second moated site which are the subject of a separate scheduling”.



Drawing showing the distances between poultry shed and highway at the narrowest point with proposed fencing and landscaping



Item: 8

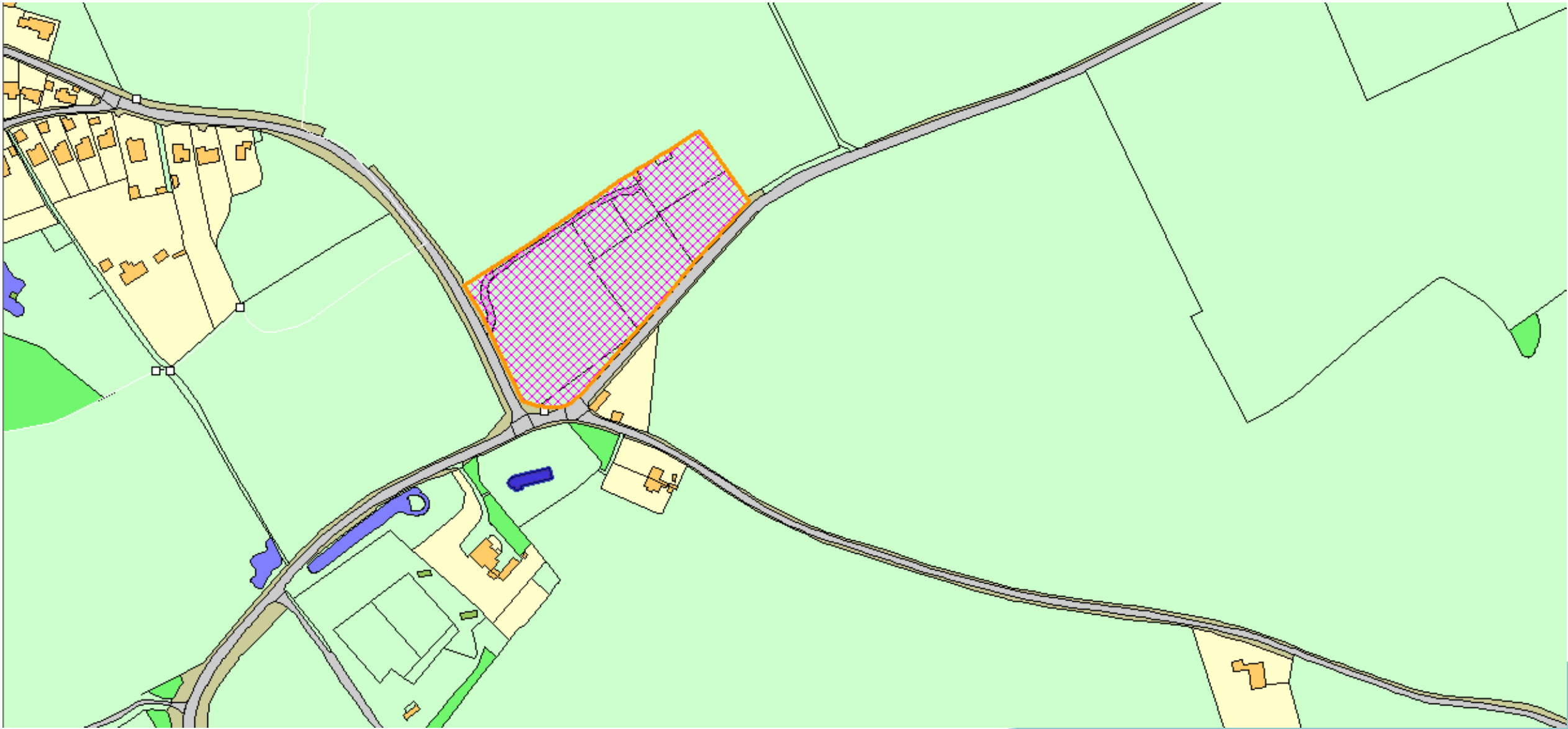
DC/19/3746/FUL

Use land to give young people and adults with learning disabilities &/or needs / facing barriers, to access services. An opportunity to learn new skills and be involved in countryside activities. Additional hedging, grass reinforced parking, mobility issues caravan/ outdoor camping 4-6 pitches, log cabins for toilets, showers, community activities, educational events- woodland and wildlife walks- wildlife, picnic benches, allotments, replace existing sheds to match existing, new 3.6 by 6.0 metre shed.

Project Gold Crest, Rushmere Road And Chapel Road, Rushmere, Suffolk,
NR34 8ED



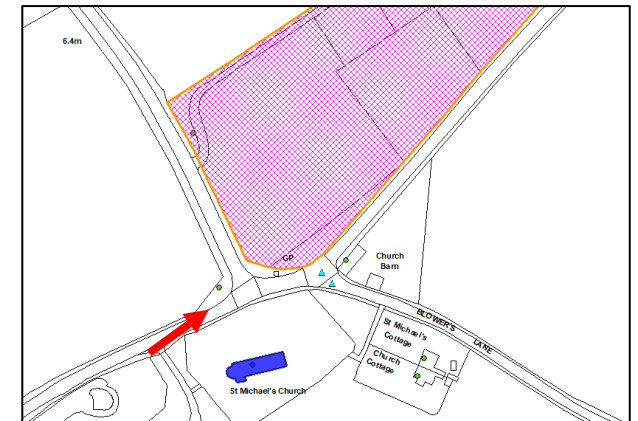
Site Location Plan



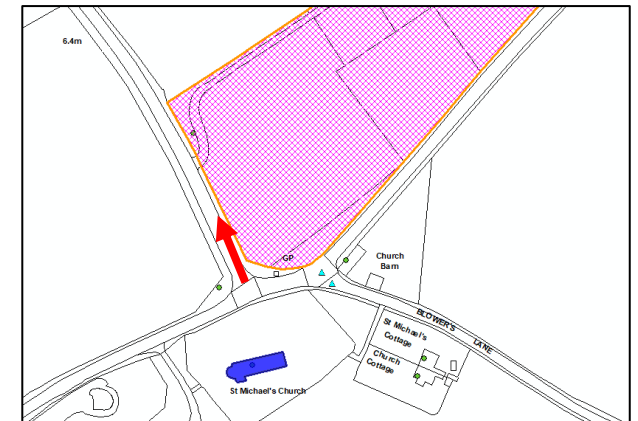
Ariel Photo



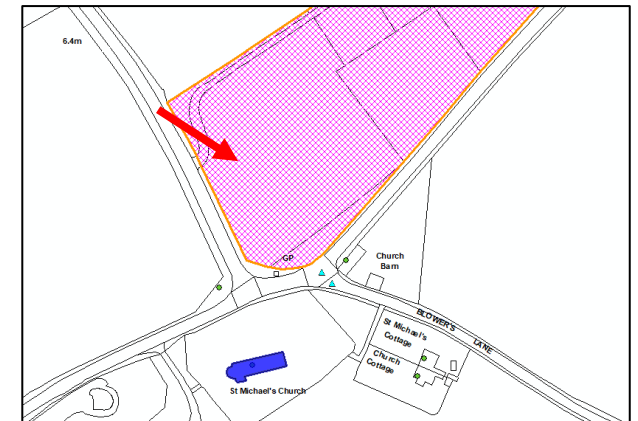
Photographs – View of site along Blower's Lane



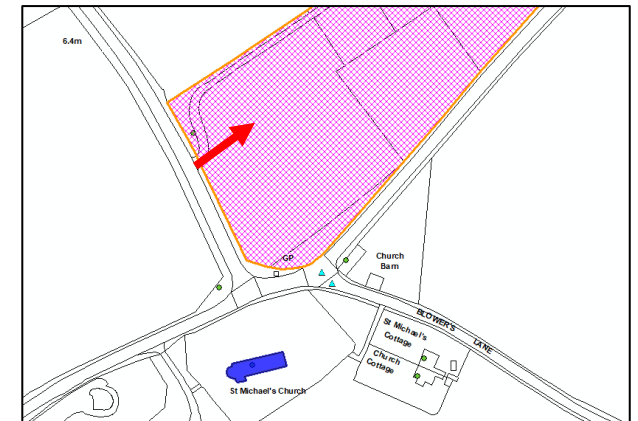
Photographs – View down Chapel Road



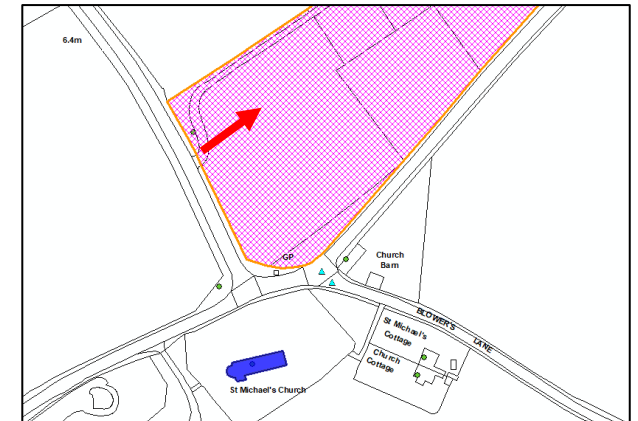
Photographs – View into site from Chapel Road



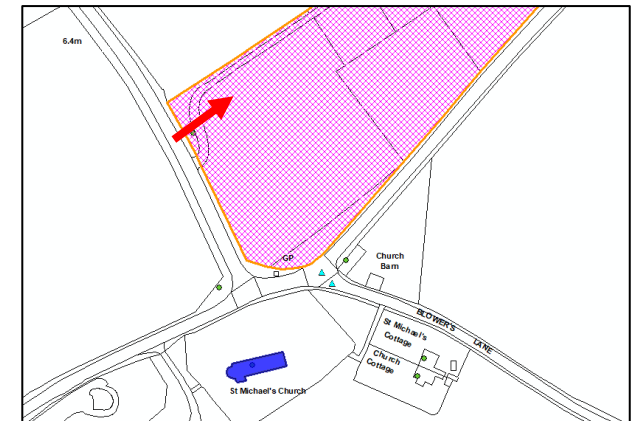
Photographs – View into site from Chapel Road



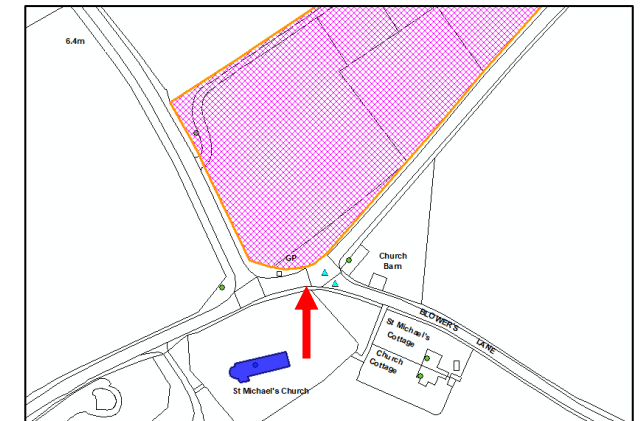
Photographs – View into site from Chapel Road



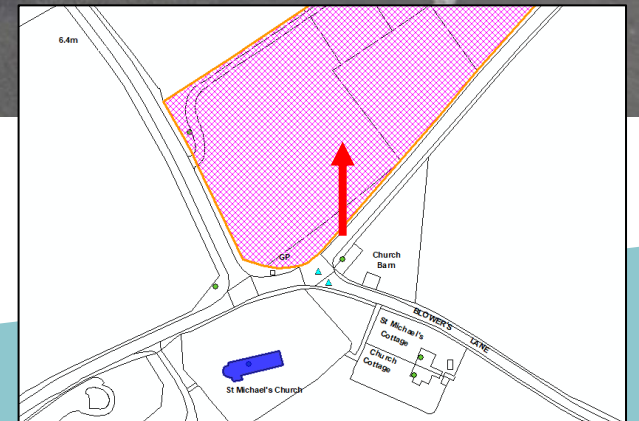
Photographs – View into site from Chapel Road



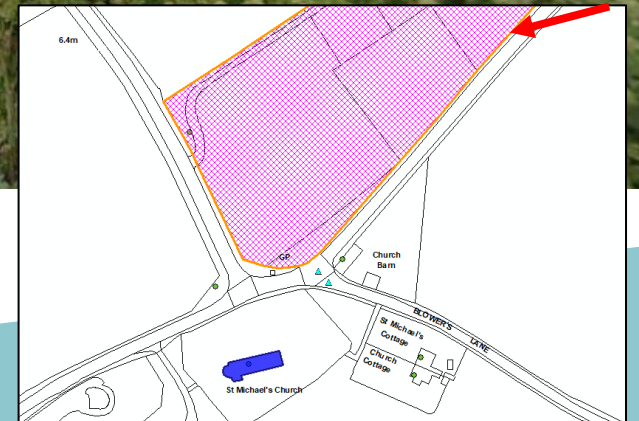
Photographs – View from within Church Yard



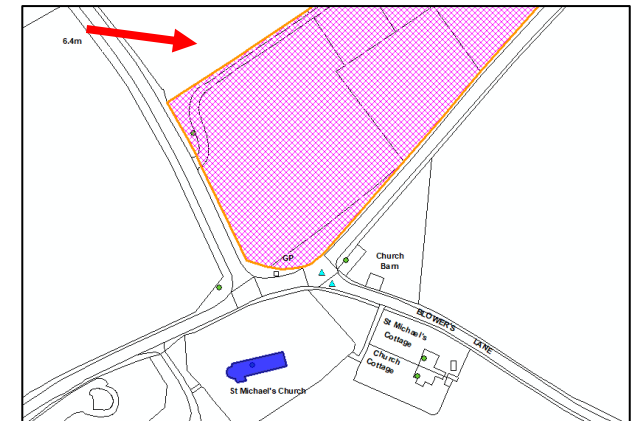
Photographs – View into site Rushmere Road



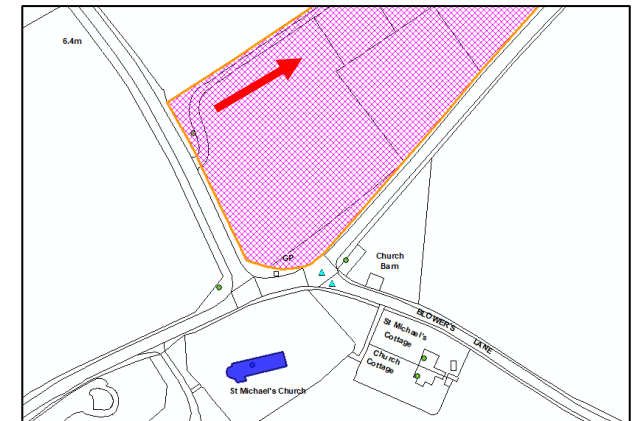
Photographs – View of site from Rushmere Road



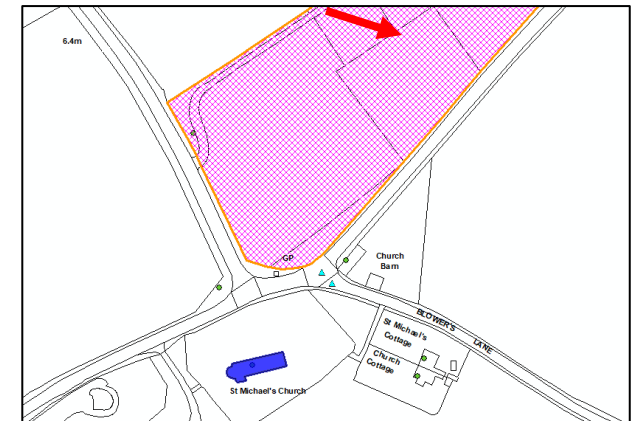
Photographs – View of site from Chapel Road



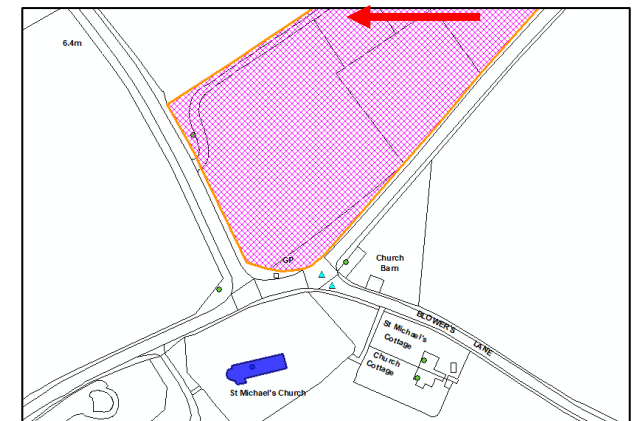
Photographs – View into site from Chapel Road



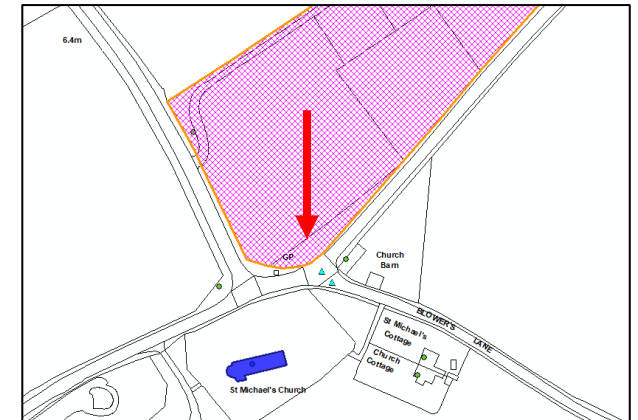
Photographs – View into site from Chapel Road



Photographs – View into site from Chapel Road



Photographs – View into site from Chapel Road



Existing Block Plan



Project Gold Crest will project, focussing on I and wellbeing, Buildin opportunities.

INVOLV L Project Gold Creek

© 2015 IVE Protect Gold Crest

Gold Crest will be a community engagement focusing on Environmental awareness, Recycling, Building enterprise and employment.

ad Sign
900 mm x 400 mm

New Planting:

This shall be a selected traditional mixed hedging - Hawthorn, Hornbeam, Beech • Green Holly • English mixed hedge to be planted in strict accordance with horticultural recommendations 420 saplings from the Woodland Trust

Grass Reinforcement mesh;
Such as Terram Grass-Mesh system

Application Proposals:

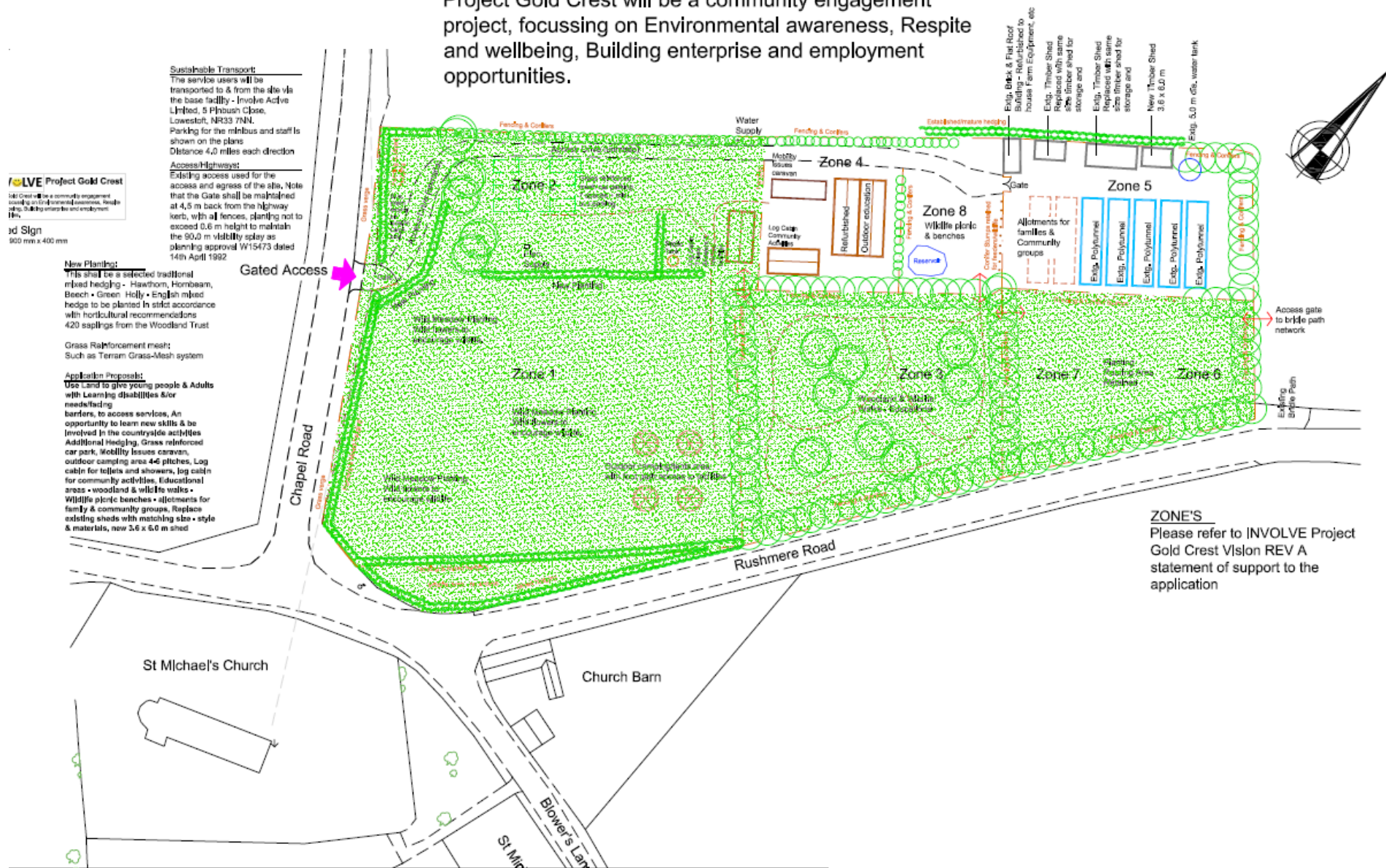
Use Land to give young people & Adults with Learning disabilities &/or needs/facing barriers, to access services. An opportunity to learn new skills & be involved in the countryside activities. Additional Hedging, Grass reinforced car park, Mobility Issues caravan, outdoor camping area 4-6 pitches, Log cabin for toilets and showers, log cabin for community activities, Educational area - woodland & wild life walks . Wildlife picnic benches , allotments for family & community groups, Replace existing shade with matching size , style & materials, new 3.6 x 6.0 m shed

Sustainable Transport:

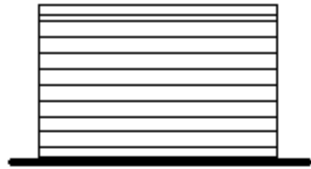
The service users will be transported to & from the site via the base facility - Involve Active Limited, 5 Pinbush Close, Lowestoft, NR33 7NN. Parking for the minibus and staff is shown on the plans. Distance 4.0 miles each direction.

Access/Highways:

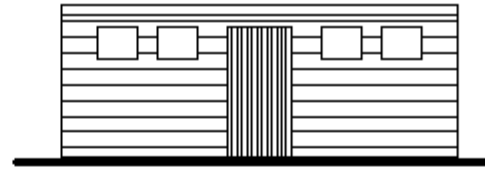
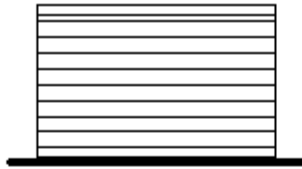
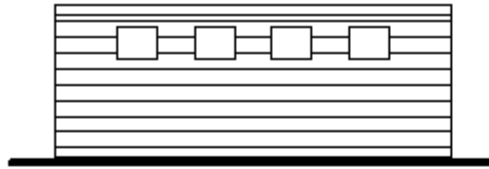
Existing access used for the access and egress of the site. Note that the Gate shall be maintained at 4.5 m back from the highway kerb, with all fences, planting not to exceed 0.6 m height to maintain the 90.0 m visibility splay as planning approval W15473 dated 14th April 1992



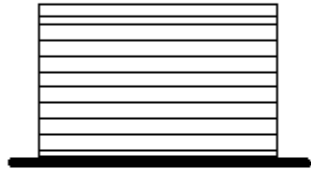
Proposed Buildings



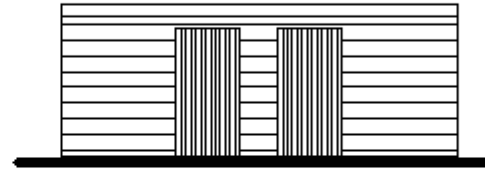
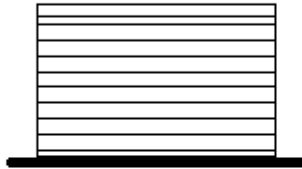
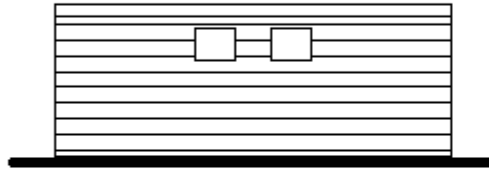
Community activities cabin
Scale: 1:200



Materials:
Feather edged board - Timber stained
Roof felt - Green
Doors T&G LBD - Timber stained



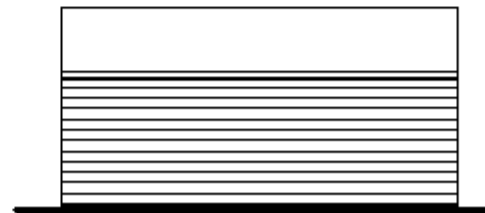
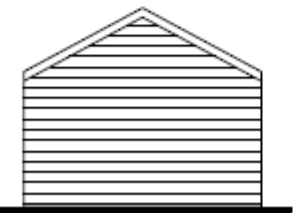
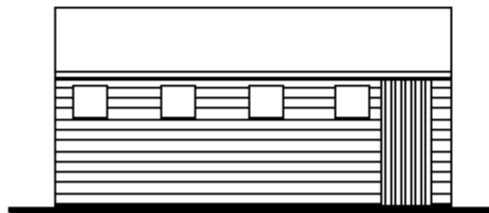
Shower room & disabled toilet cabin
Scale: 1:200



Materials:
Feather edged board - Timber stained
Roof felt - Green
Doors T&G LBD - Timber stained




New shed - 3.6 x 6.0 m
Scale: 1:200



Materials:
Ship lap board - Timber stained
Roof felt - green
Doors T&G LBD - Timber stained
Windows timber stained frames

Material Planning Considerations and Key Issues

- Principle of development
 - Impact on character and appearance of surrounding area
 - Impact on nearby listed building
 - Impact on residential amenity
 - Highways Implications
 - Ecology
 - Flood Risk
 - Economic Benefits
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the left edge towards the right and slightly upwards.

Recommendation

Approve subject to no new material planning considerations being raised within the further consultation period, and the following conditions:

1. 3 Year time limit
2. Compliance with plans
3. Implementation of Preliminary Ecological Appraisal
4. Restriction on works during bird breeding season
5. Submission of lighting details
6. Implementation of manoeuvring and parking
7. Holiday occupancy restriction for tents and caravans
8. Submission of landscaping plan
9. Details of bridleway access
10. Access surfacing
11. Time restriction on activities
12. Submission of a noise mitigation strategy
13. Unexpected Land contamination

(As per Page 154 of the report)

Item 9

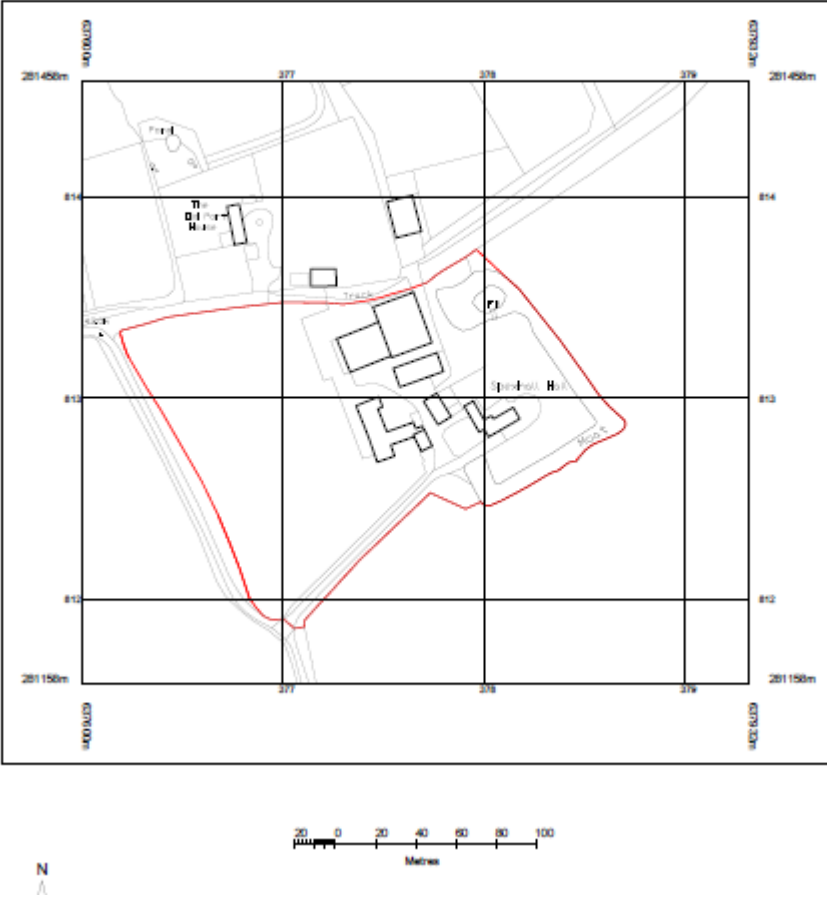
DC/20/1449/FUL

Demolition of existing agricultural buildings and construction of 1No. five-bedroomed and 2No. four-bedroomed dwellings and to create new vehicular access at Spexhall Hall

Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RR



Site Location Plan





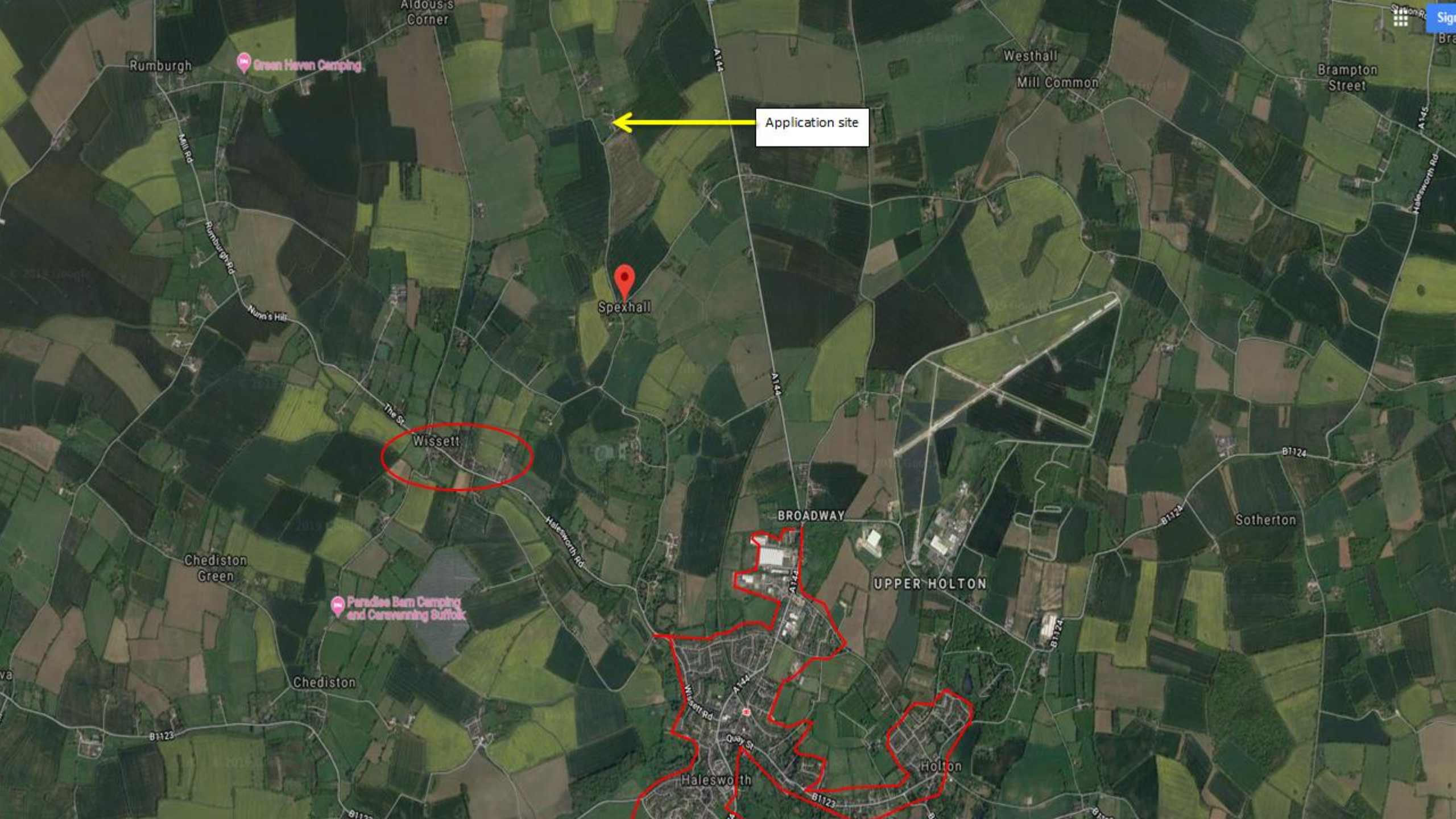
L

Hall Ln

Hall Ln

Google





Application site

Spexhall

Wissett

BROADWAY

UPPER HOLTON

Halesworth

Holton

Sotherton

Chediston Green

Chediston

Paradise Barn Camping and Caravanning Suffolk

Rumburgh

Green Haven Camping

Westhall

Mill Common

Brampton Street

Photographs



View North from Hall Road



View of Spexhall Hall from existing driveway



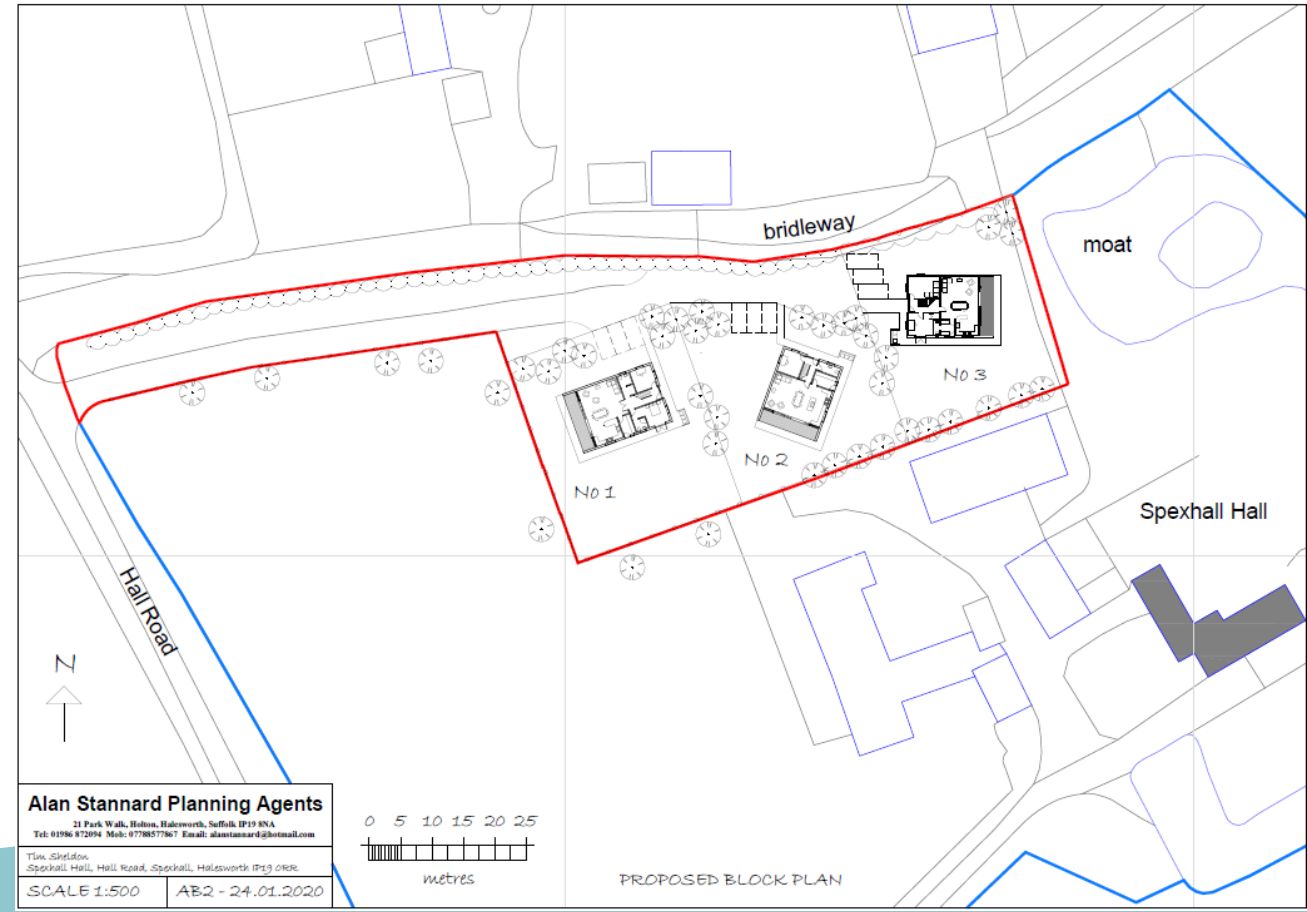
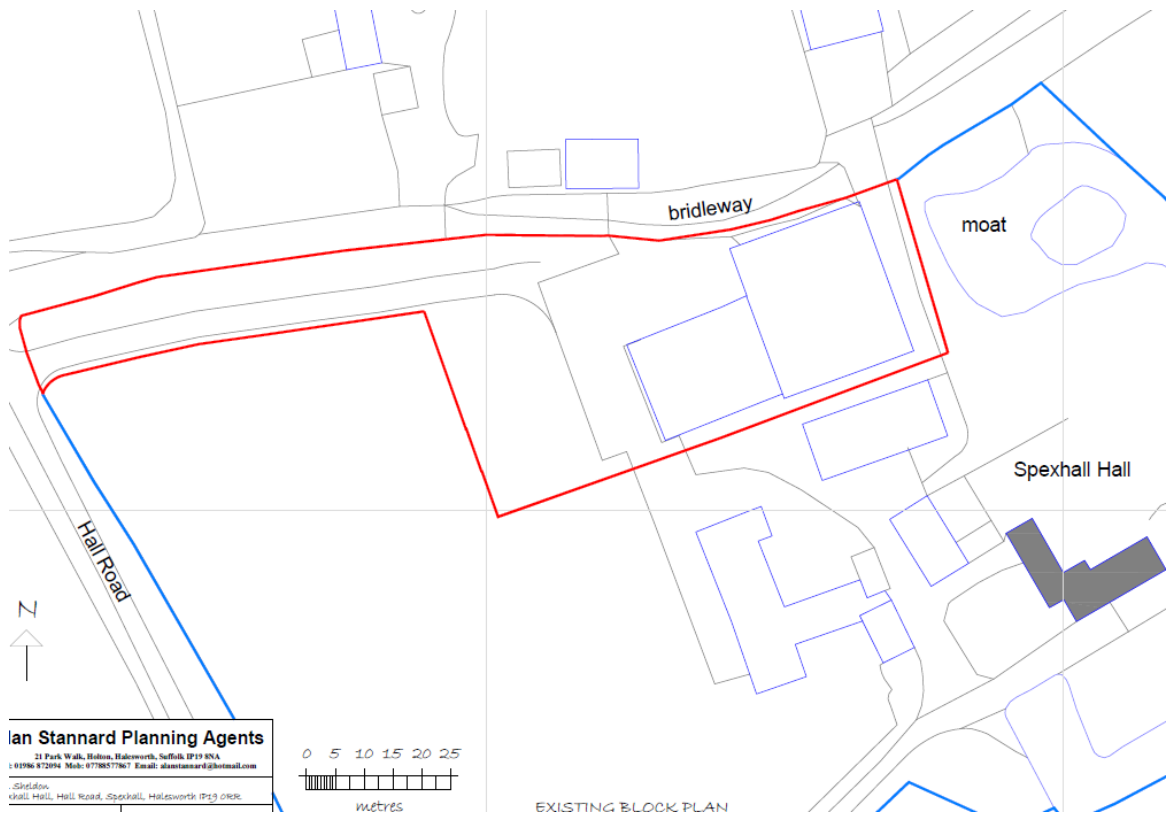
Building with previous unimplemented consent to be converted to three dwellings under agricultural permitted development – this will be removed to facilitate the development



Location of proposed access



View along proposed access





PROPOSED SOUTH-WEST REAR ELEVATION



PROPOSED SOUTH-EAST SIDE ELEVATION

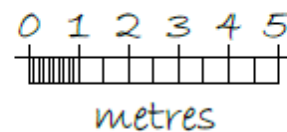


PROPOSED NORTH-EAST FRONT ELEVATION



PROPOSED NORTH-WEST SIDE ELEVATION

No 1 - 300 m²



Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com

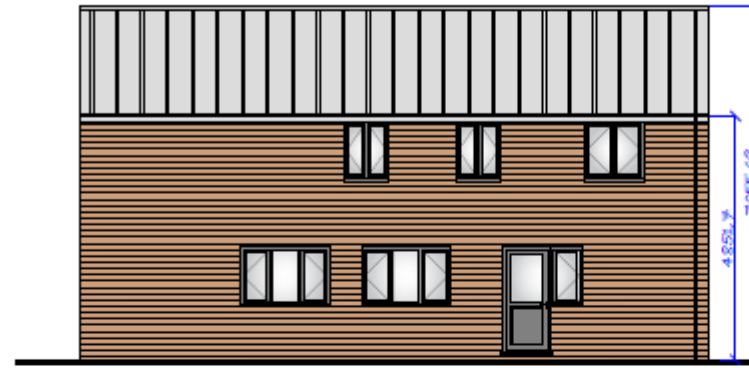
Tim Sheldon
Speckhall Hall, Hall Road, Speckhall, Halesworth IP19 0RR

SCALE 1:100

AB 4 - 17.01.2020



PROPOSED SOUTH-WEST REAR ELEVATION



PROPOSED SOUTH-EAST SIDE ELEVATION

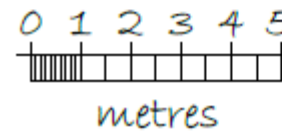


PROPOSED NORTH-EAST FRONT ELEVATION



PROPOSED NORTH-WEST SIDE ELEVATION

No 2 - 250 m²



Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com

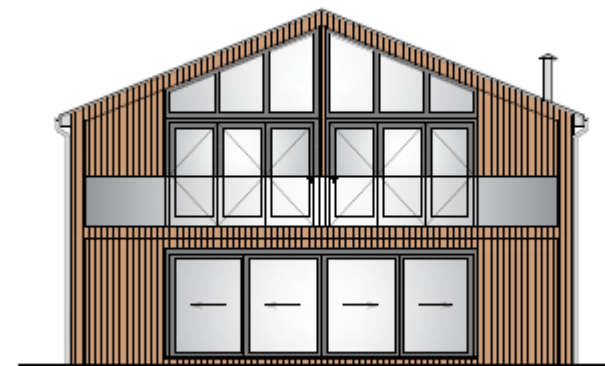
Tim Sheldon
Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RR

SCALE 1:100

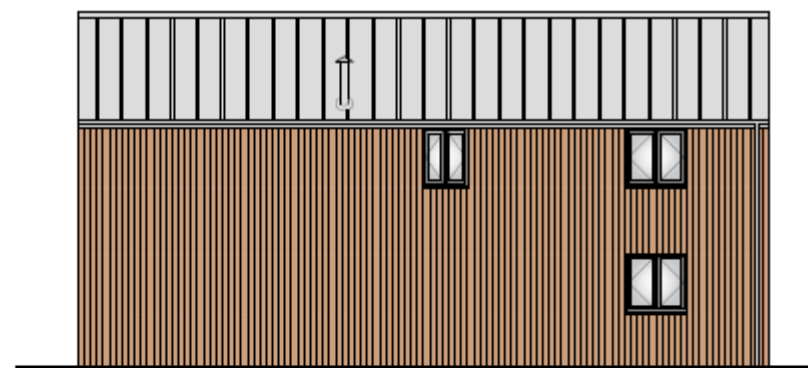
AB 6 - 17.01.2020



PROPOSED SOUTH SIDE ELEVATION



PROPOSED EAST REAR ELEVATION

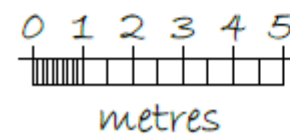


PROPOSED NORTH SIDE ELEVATION



PROPOSED WEST FRONT ELEVATION

N03 - 275 m²



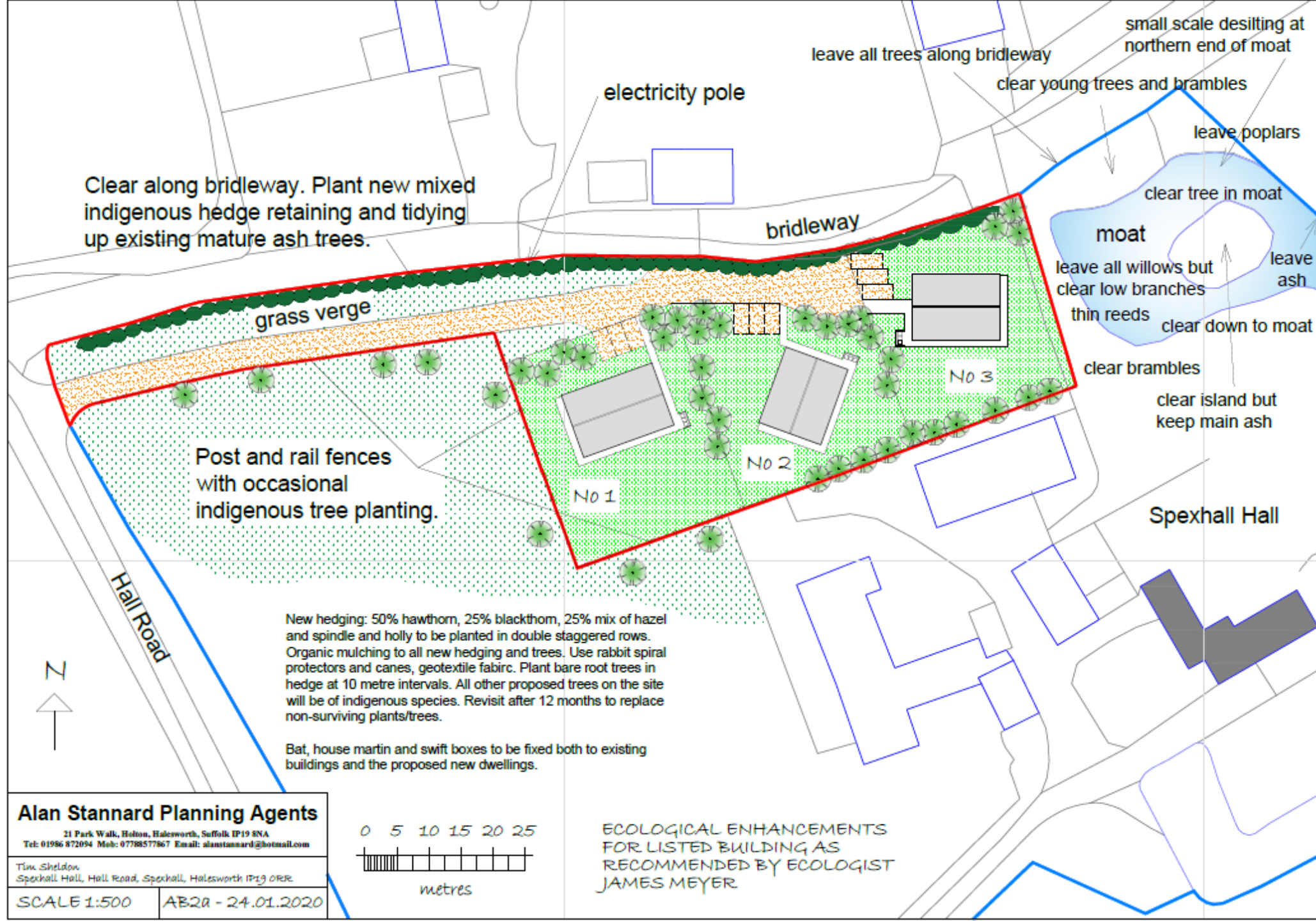
Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com


Tim Sheldon
Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RE

SCALE 1:100

AB 8 - 17.01.2020



Material Planning Considerations and Key Issues:

- Principle of Development including relevant planning history and principle of enabling development
 - Heritage considerations
 - Design and Layout
 - Ecology
 - Planning Balance
- 
- 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.

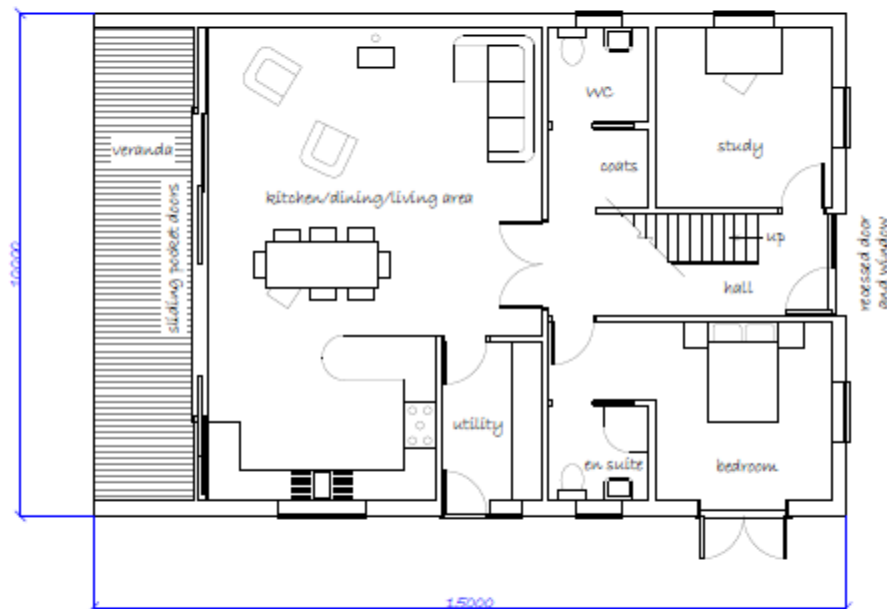
Recommendation

APPROVE subject to the conditions in the report and clarification that RAMS payment has been carried over from application reference DC/19/0061/FUL

- Standard 3 year implementation period
- Approved plans condition
- Materials as proposed
- Accordance with ecological appraisal
- No removal of hedgerows, trees or demolition between bird breeding season
- No development until licence has been issued or licence not required
- No occupation of dwellings until the ecological enhancements have been undertaken
- Removal of permitted development rights
- Visibility splay plan prior to commencement of development
- Bin presentation plan to be agreed
- Hard and soft landscaping
- Landscaping implemented within six months

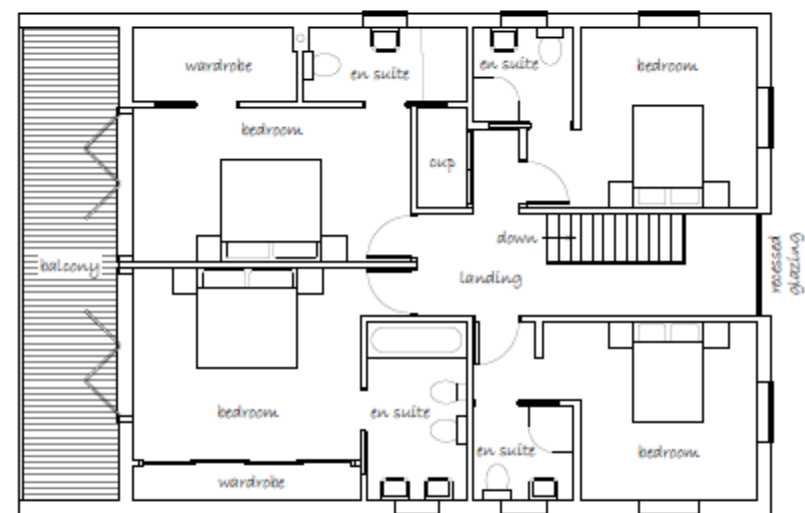
Site Location Plan and Proposed Block Plan



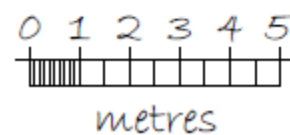


PROPOSED GROUND FLOOR PLAN

No 1 - 300 m²



PROPOSED FIRST FLOOR PLAN



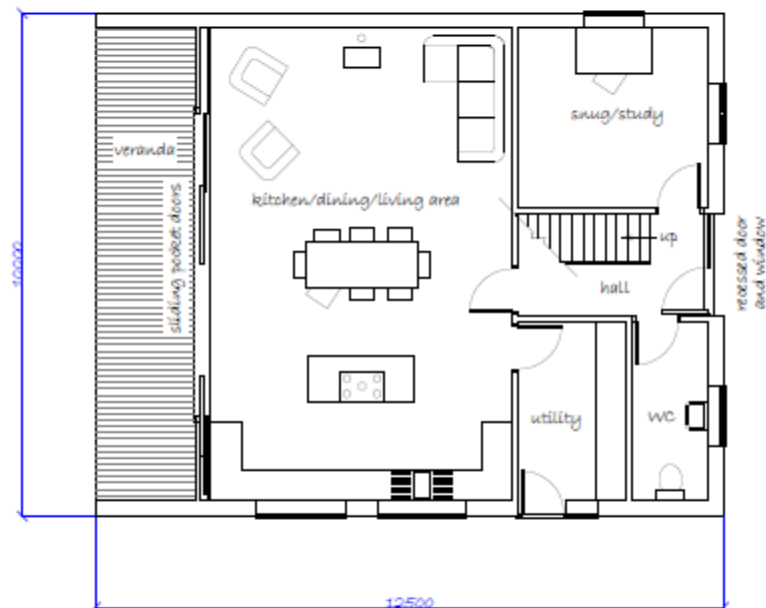
Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com

Tim Sheldon
Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RR

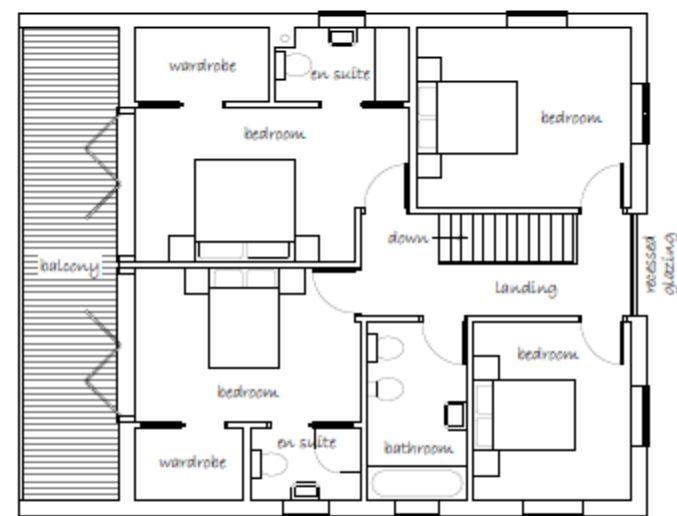
SCALE 1:100

AB 3 - 17.01.2020

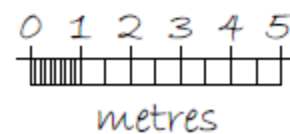


PROPOSED GROUND FLOOR PLAN

N02 - 250 m²



PROPOSED FIRST FLOOR PLAN



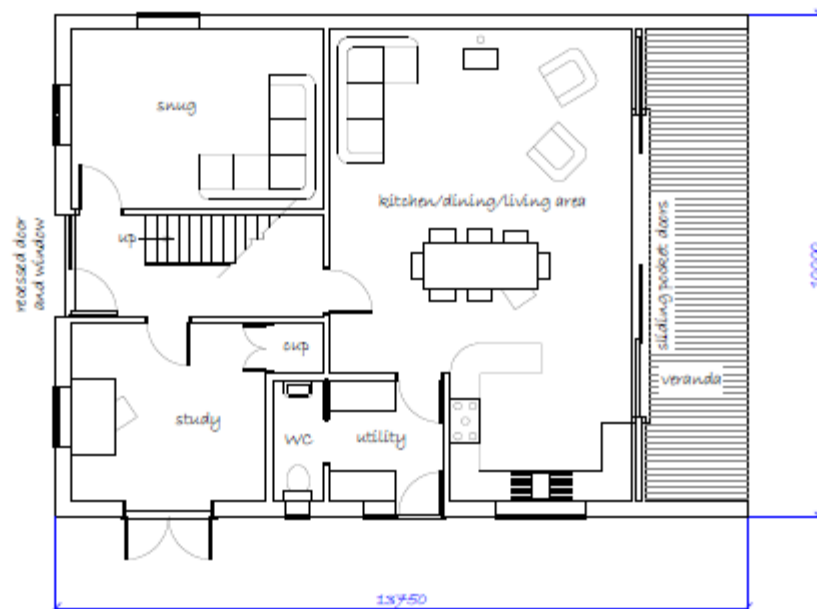
Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com

Tim Sheldon
Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RR

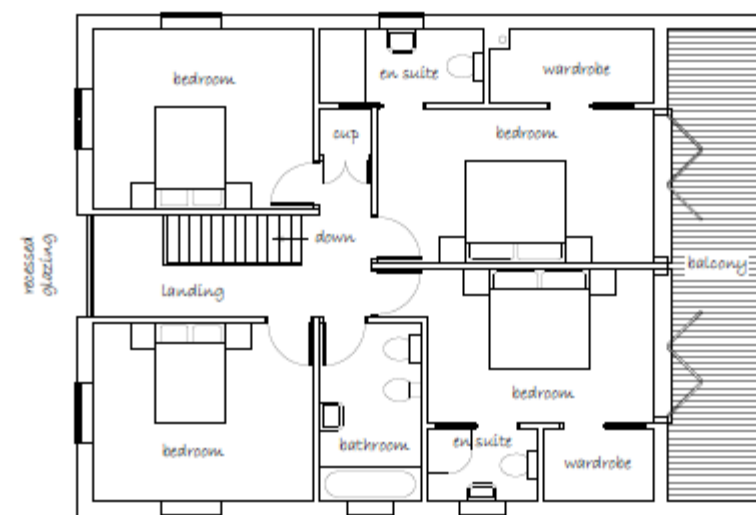
SCALE 1:100

AB 5 - 17.01.2020

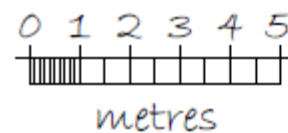


PROPOSED GROUND FLOOR PLAN

N03 - 275 m²



PROPOSED FIRST FLOOR PLAN



Alan Stannard Planning Agents

21 Park Walk, Holton, Halesworth, Suffolk IP19 8NA
Tel: 01986 872094 Mob: 07788577867 Email: alanstannard@hotmail.com

Tim Sheldon
Spexhall Hall, Hall Road, Spexhall, Halesworth IP19 0RR

SCALE 1:100

AB 7 - 17.01.2020

Item 10

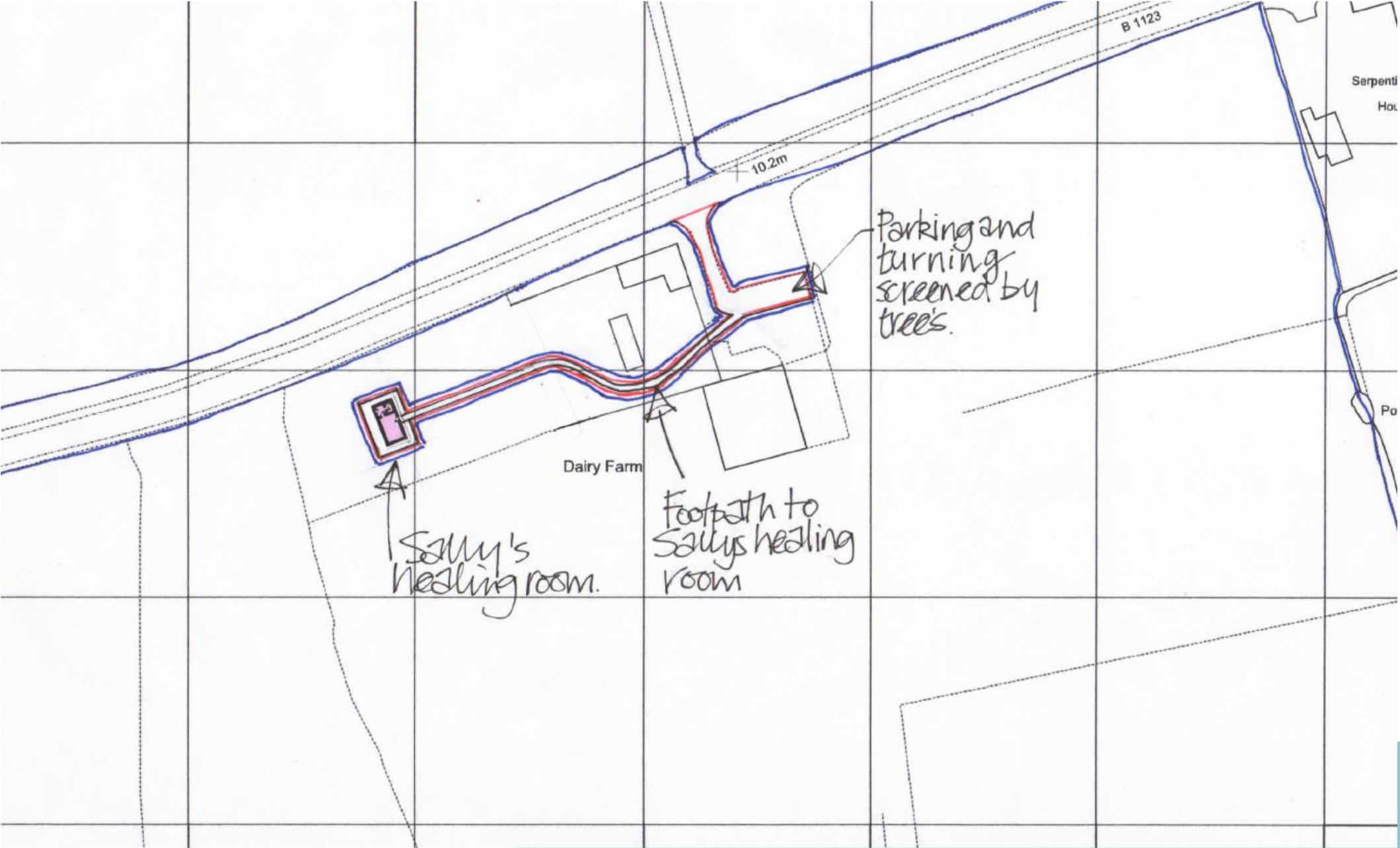
DC/20/1570/FUL

Erect a single storey building to be used as a small farm diversification scheme offering holistic well-being day retreats, workshops, tai cafi, meditation, relaxation sessions, reiki sessions. Provide associated parking a contemplation walk and designated seating.

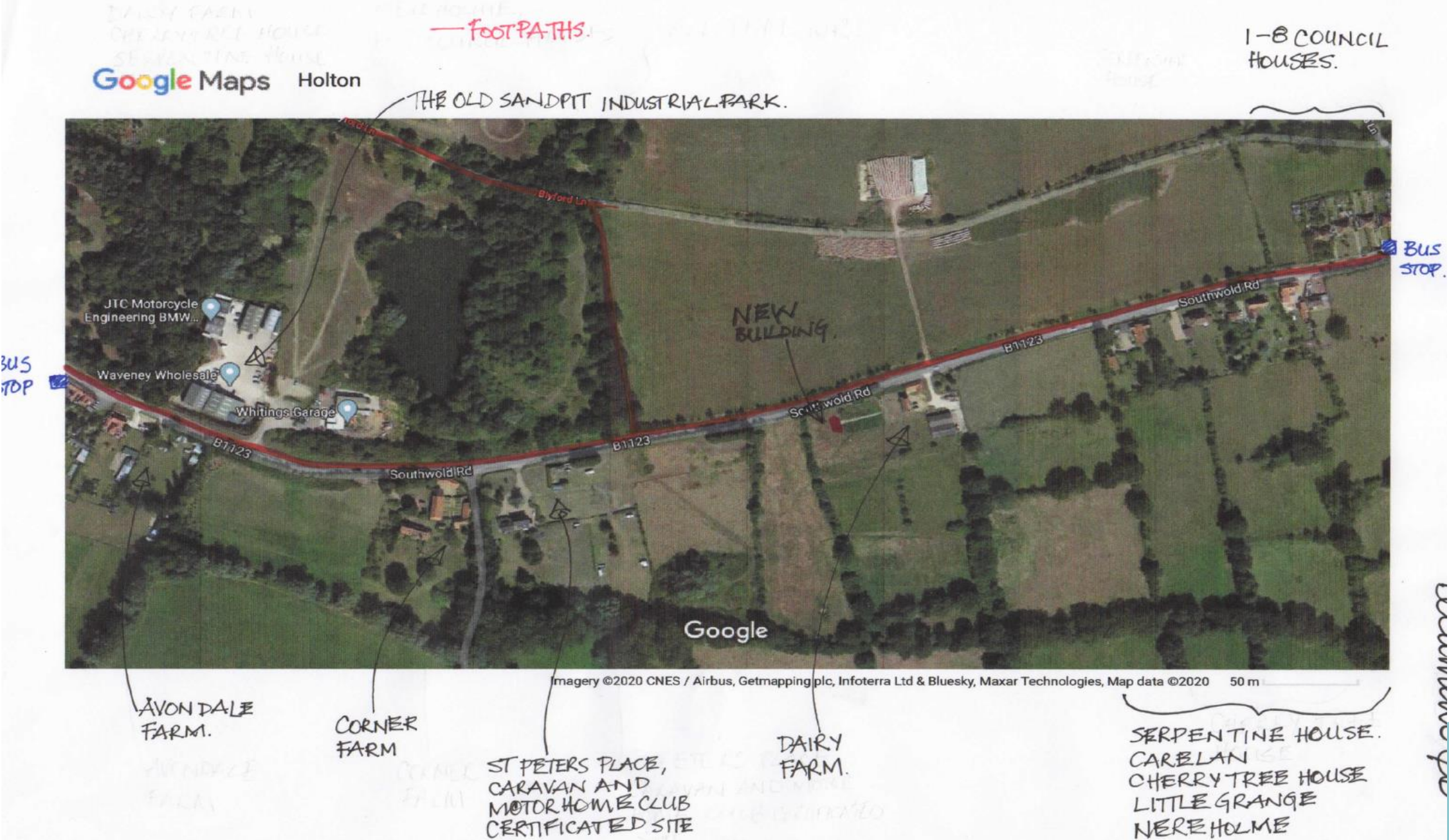
Dairy Farm, Southwold Road, Holton, Halesworth,
Suffolk, IP19 9JR



Site Location Plan



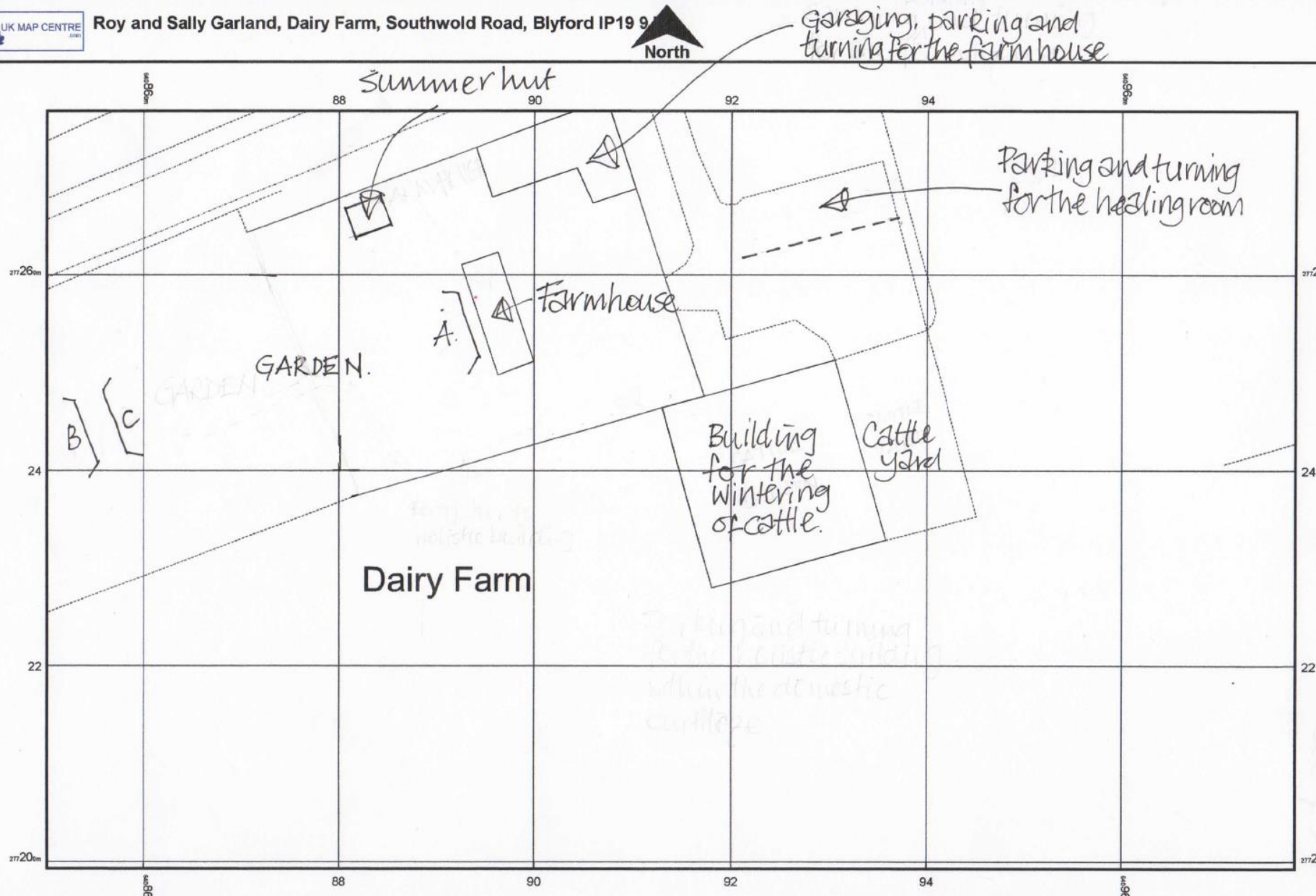
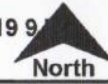
Aerial view



Block Plan



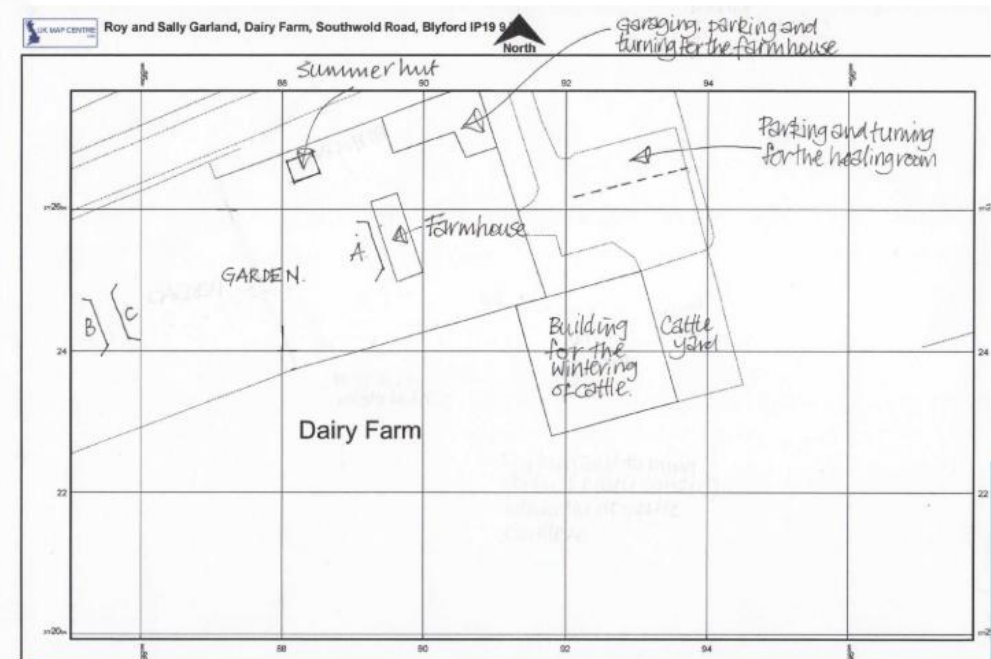
Roy and Sally Garland, Dairy Farm, Southwold Road, Blyford IP19 9



A.



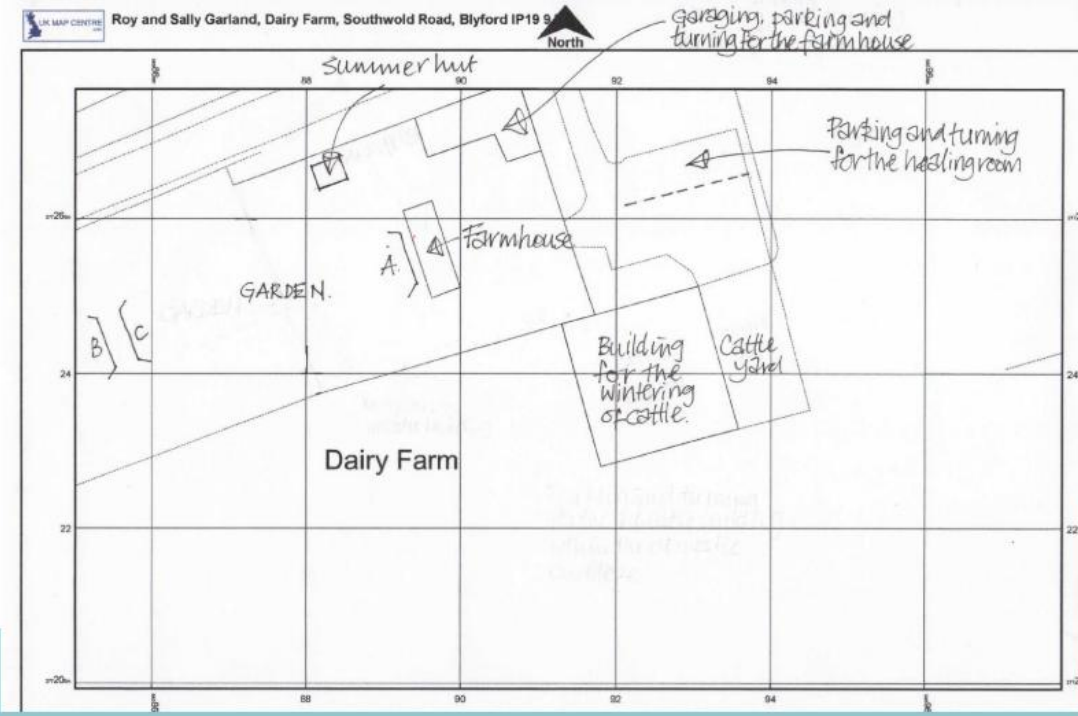
Footpath to Sally's
healing room.



B.



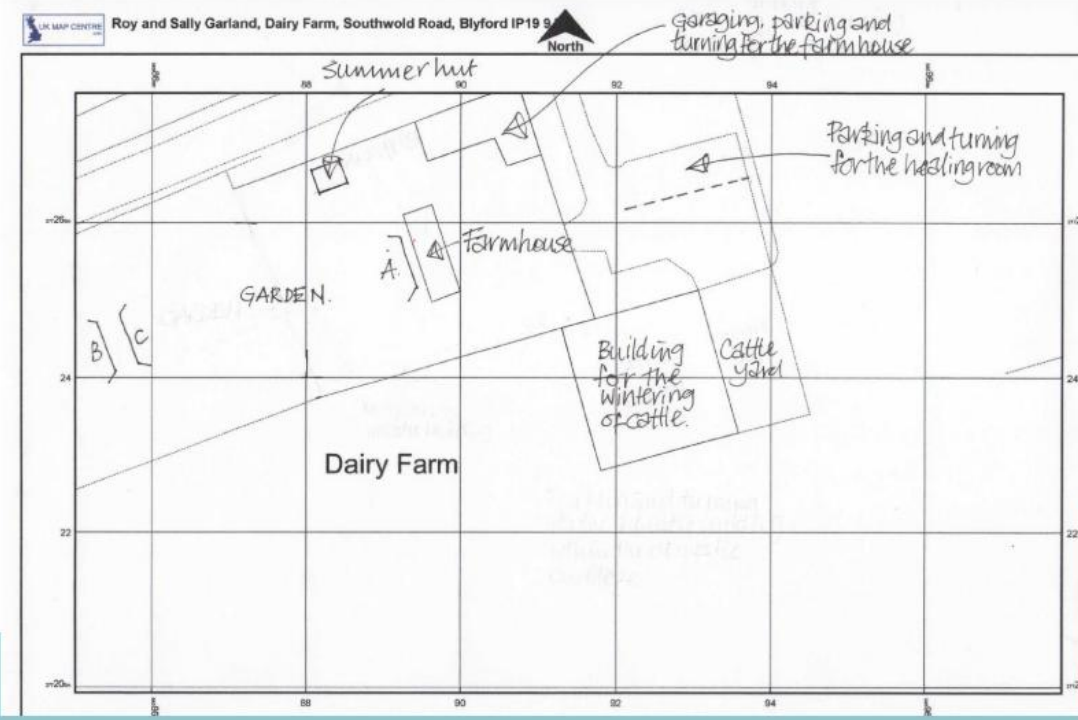
Sally's healing room
will be positioned at
the end of the footpath.



C.



The position of Sally's healing room looking east towards the Farmhouse.

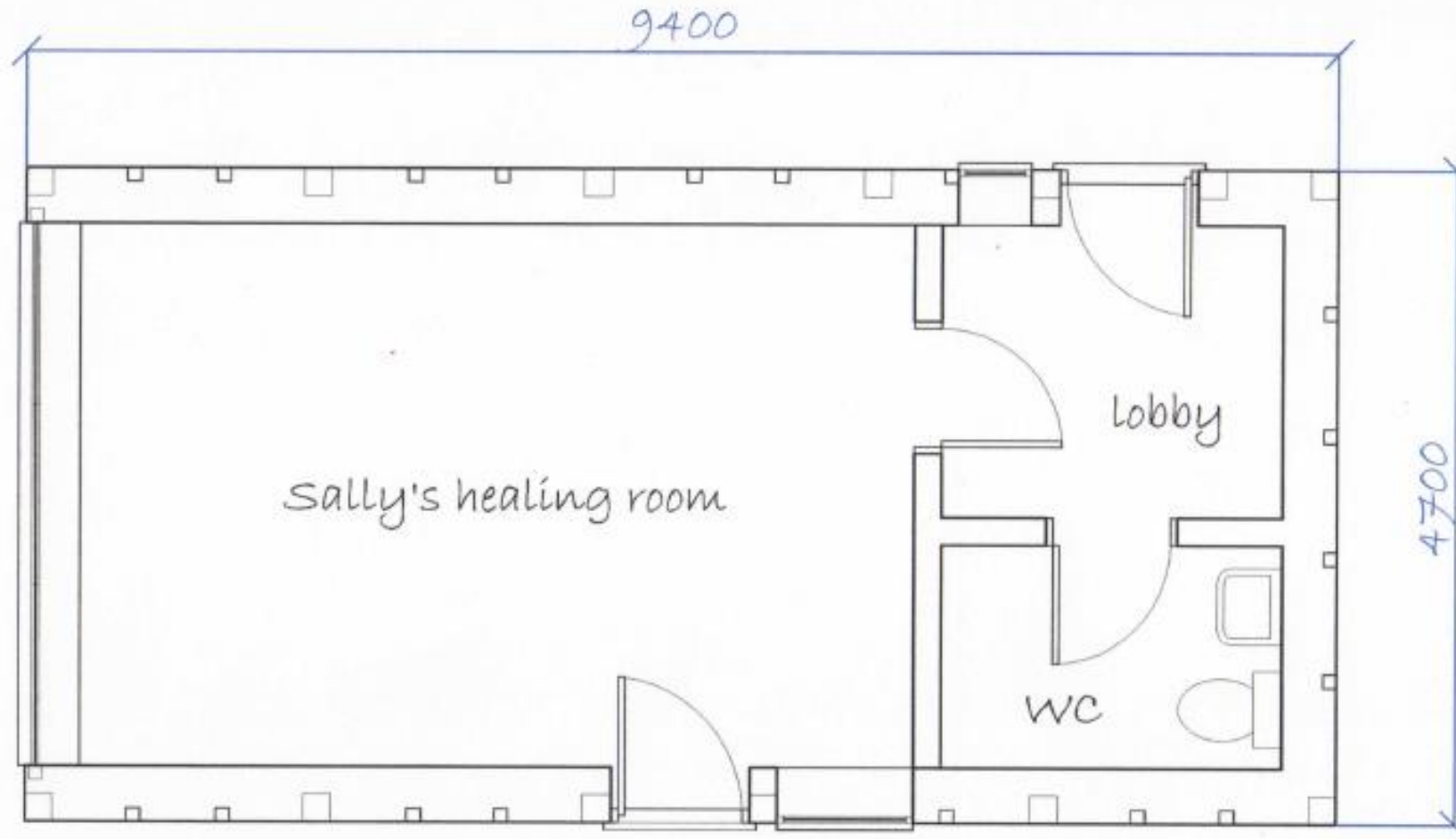








Proposed Floor Plan



PROPOSED FLOOR PLAN

Proposed front elevation



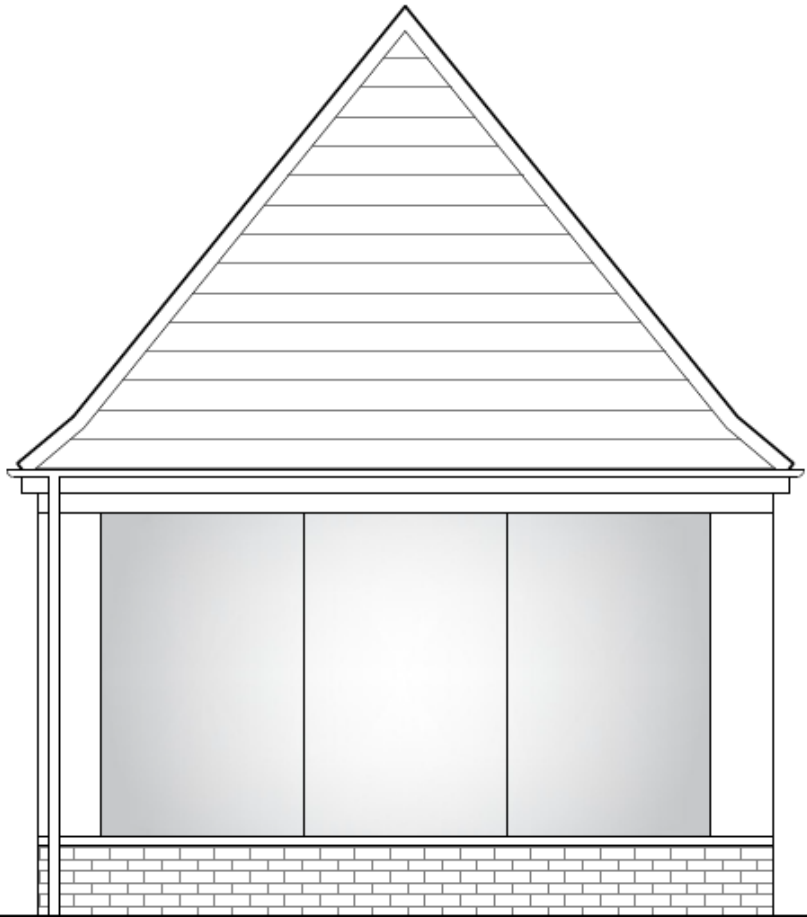
PROPOSED EAST FRONT ELEVATION

Proposed rear elevation

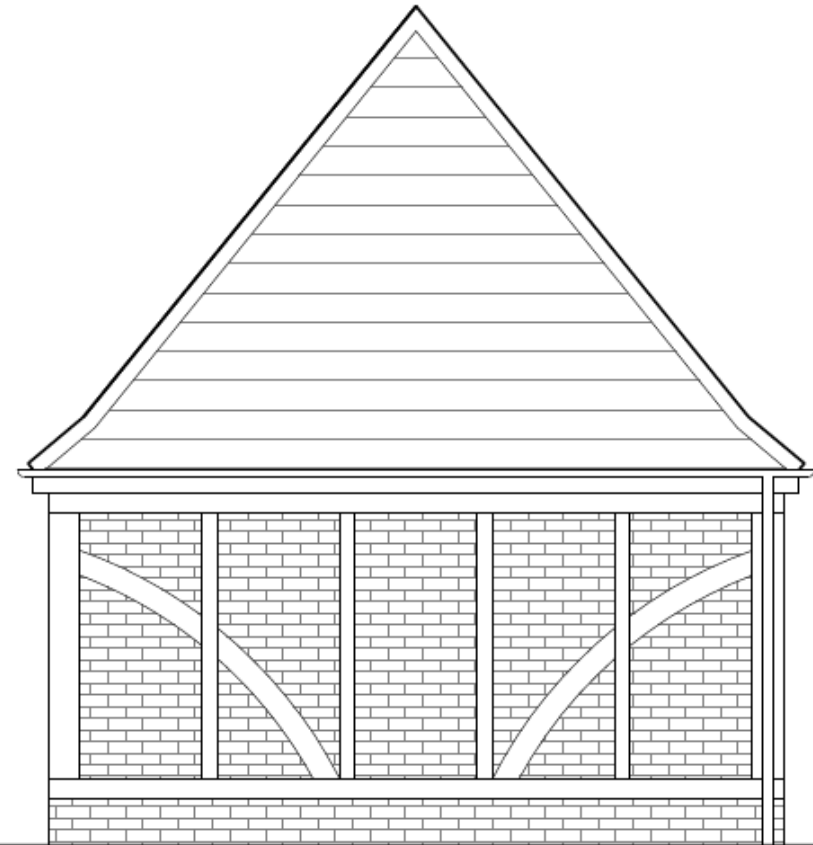


PROPOSED WEST REAR ELEVATION

Proposed North and South side elevations




PROPOSED SOUTH SIDE ELEVATION




PROPOSED NORTH SIDE ELEVATION

Material Planning Considerations and Key Issues:

- Conflict with Policy WLP8.13 of the Local Plan
 - Farm diversification supported by NPPF
 - Suitability of location
 - Design
 - Impact on surrounding landscape
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.

Recommendation

AUTHORITY TO APPROVE, subject to no new material planning objections being received within the prescribed consultation period, and subject to the conditions highlighted below and shown in full on pages 181 – 183 of the report.

- **Standard 3 year implementation period**
 - **Approved plan condition**
 - **Materials as submitted**
 - **Control of use to holistic well being day retreat (D1)**
 - **Manoeuvring and parking area to be provided and retained**
 - **Unexpected contamination condition**
- 

Item 11

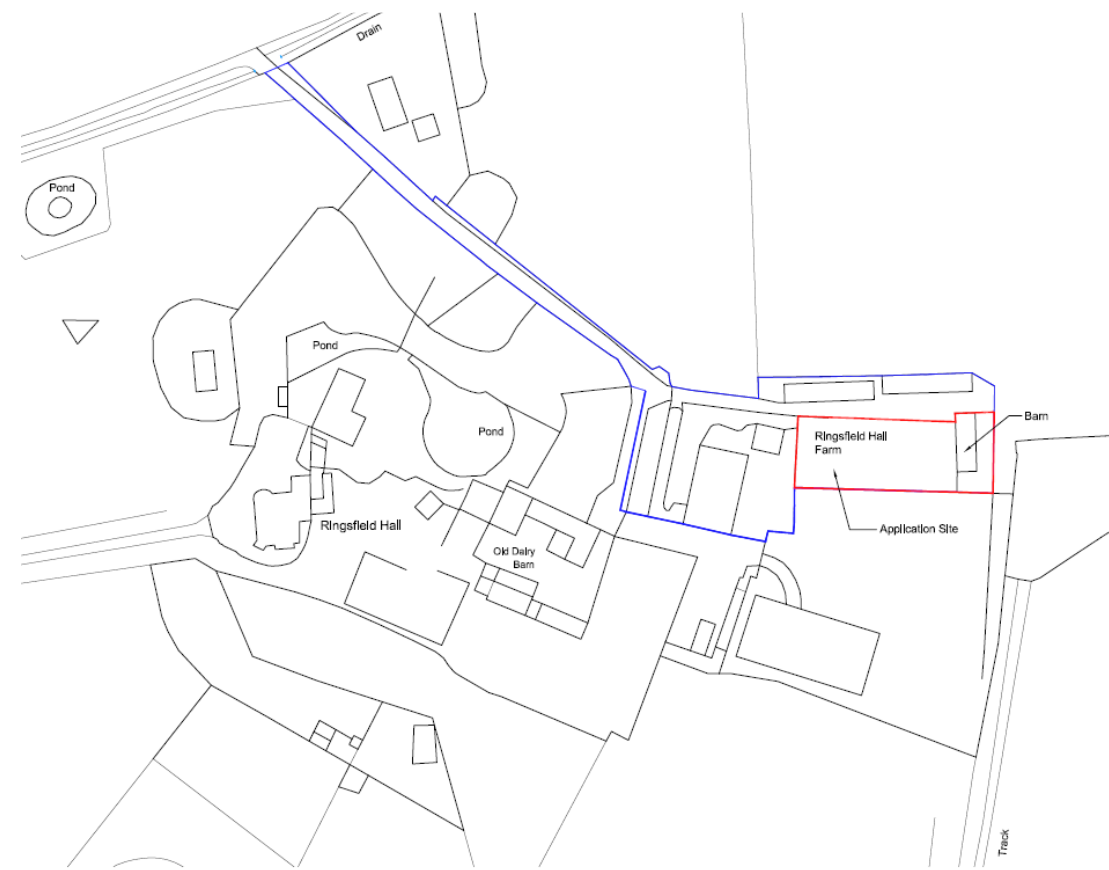
DC/20/1541/FUL

Full planning application for the conversion of agricultural building to residential use following Class Qa & Qb approval under DC/19/4531/PN3

Agricultural Barn At Ringsfield Hall Farm (Barn 1),
School Road, Ringsfield, NR34 8JR



Site Location Plan



Block Plan



Front of building



Side and rear of building





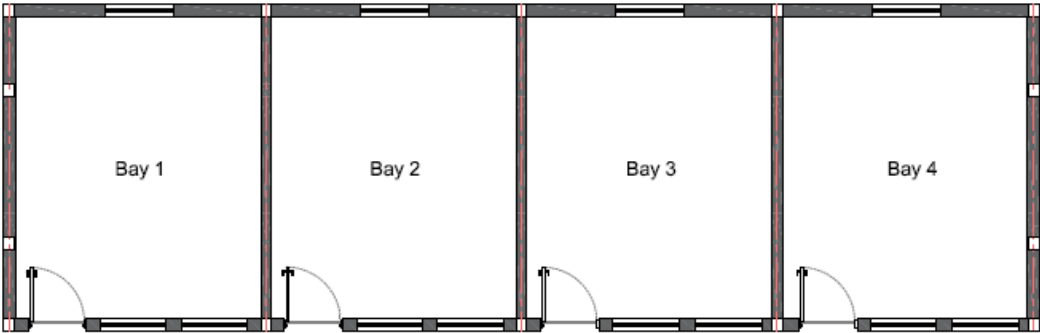
Internal photos



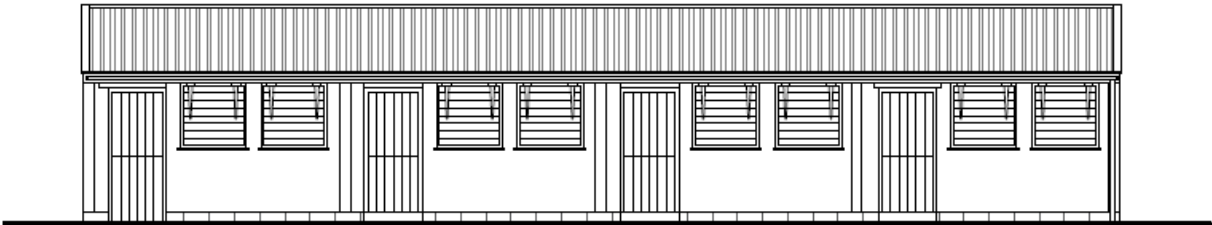
Access to site



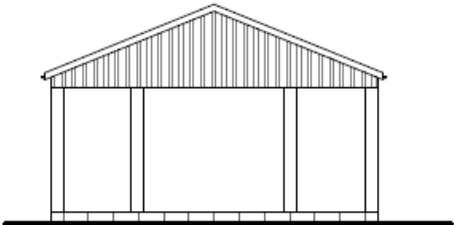
Existing Plans



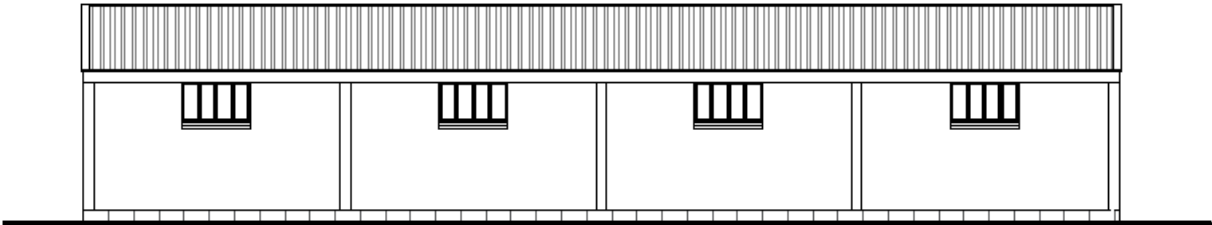
EXISTING FLOOR PLAN
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100

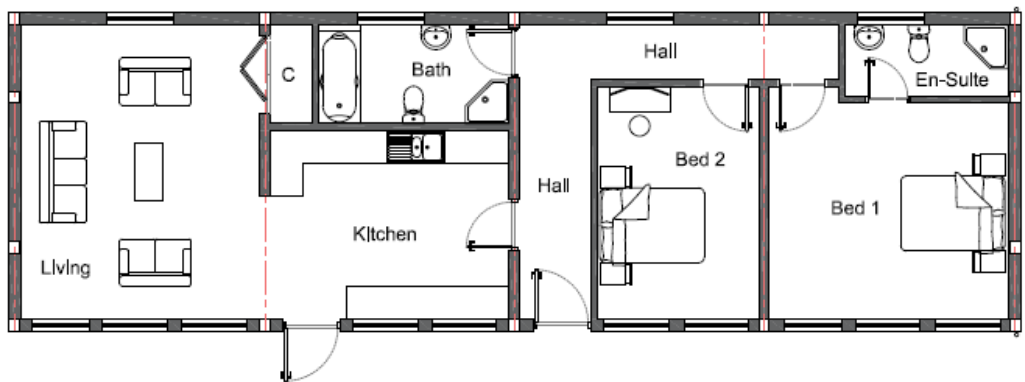


EXISTING SIDE ELEVATIONS
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100

Proposed Plans



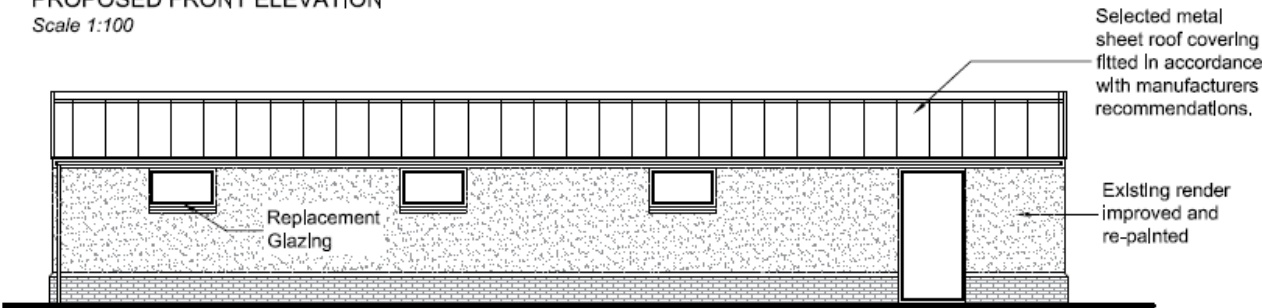
PROPOSED FLOOR PLAN
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100

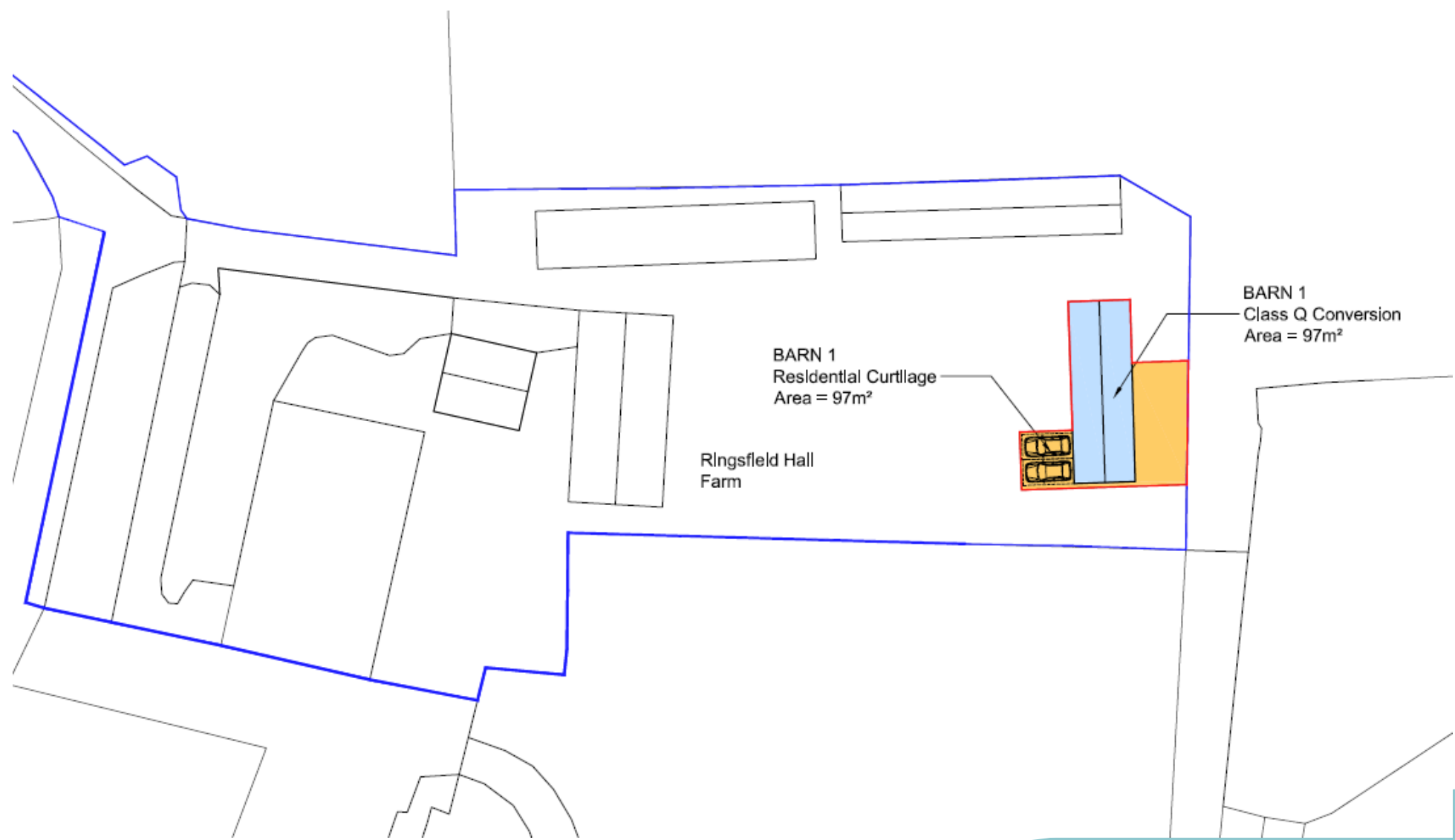


PROPOSED SIDE ELEVATIONS
Scale 1:100

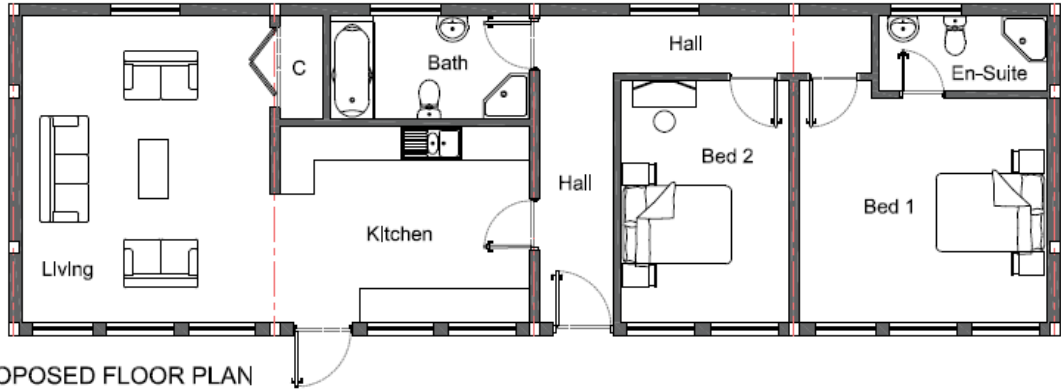


PROPOSED REAR ELEVATION
Scale 1:100

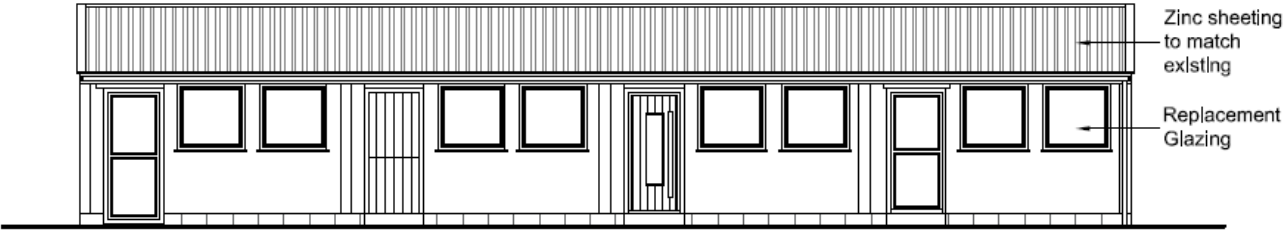
Approved block plan - DC/19/4531/PN3



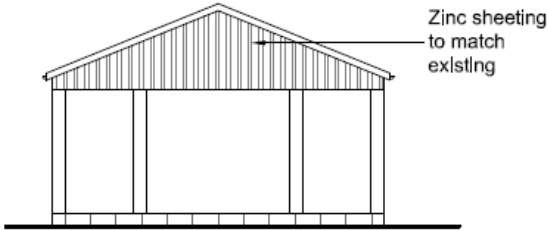
Approved floor plans and elevations - DC/19/4531/PN3



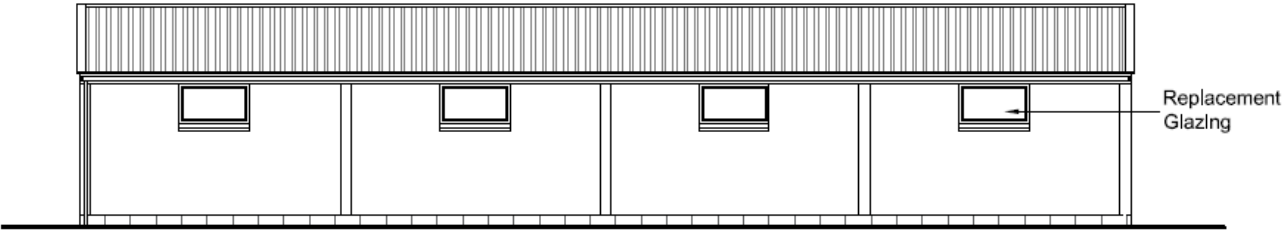
PROPOSED FLOOR PLAN
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100




PROPOSED SIDE ELEVATIONS
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

Material Planning Considerations and Key Issues:

- Conflict with policy WLP8.11 – Quality of building to be converted
 - Design
 - Fallback position Ref: DC/19/4531/PN3
 - Impact of enlarged garden area
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing upwards and to the right, located in the bottom right corner of the slide.

Recommendation

AUTHORITY TO APPROVE, subject to no new material planning objections being received within the prescribed consultation period, subject to the conditions highlighted below which are shown in detail on pages 193 – 196 of the report:

- **Standard 3 year implementation period**
- **Approved plans condition**
- **Details of materials**
- **Compliance with Ecology report**
- **Provision of manoeuvring and parking area**
- **Details of cycle storage provision**
- **Details of bound material for access**
- **Suite of contaminated land conditions**
- **Removal of PD rights**
- **Landscaping scheme details**
- **Implementation of landscaping scheme**

Item: 12

DC/20/1648/FUL

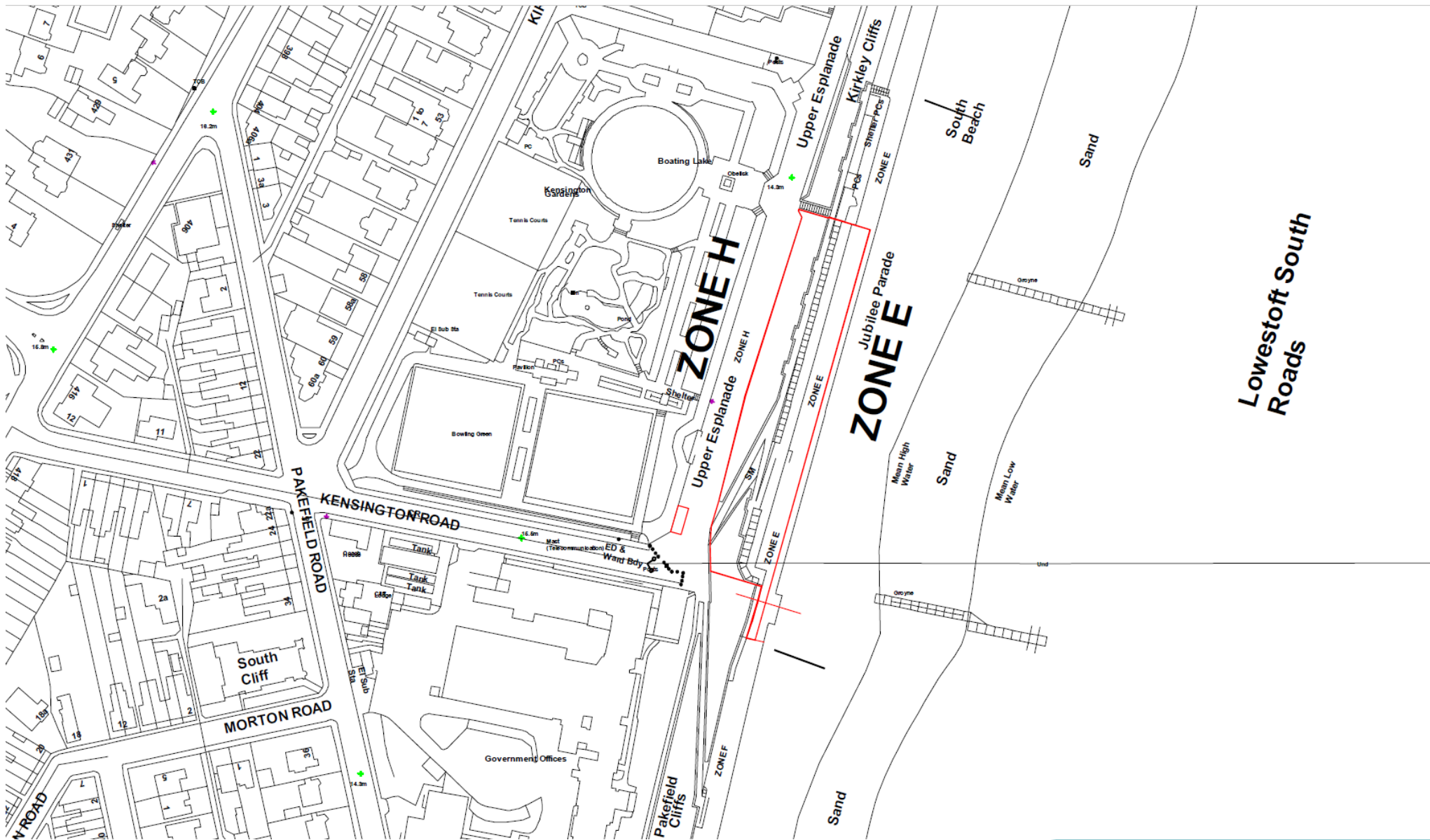
To demolish the concrete beach chalets 1-13 and 22-58. Work necessary to reinforce existing retaining wall and cliff face to prevent land slip and risk to the public. Closure of ramped access.

Jubilee Parade Chalets, South Lowestoft Seafront, The Esplanade, Lowestoft

09/07/2020



Site Location Plan



Photographs



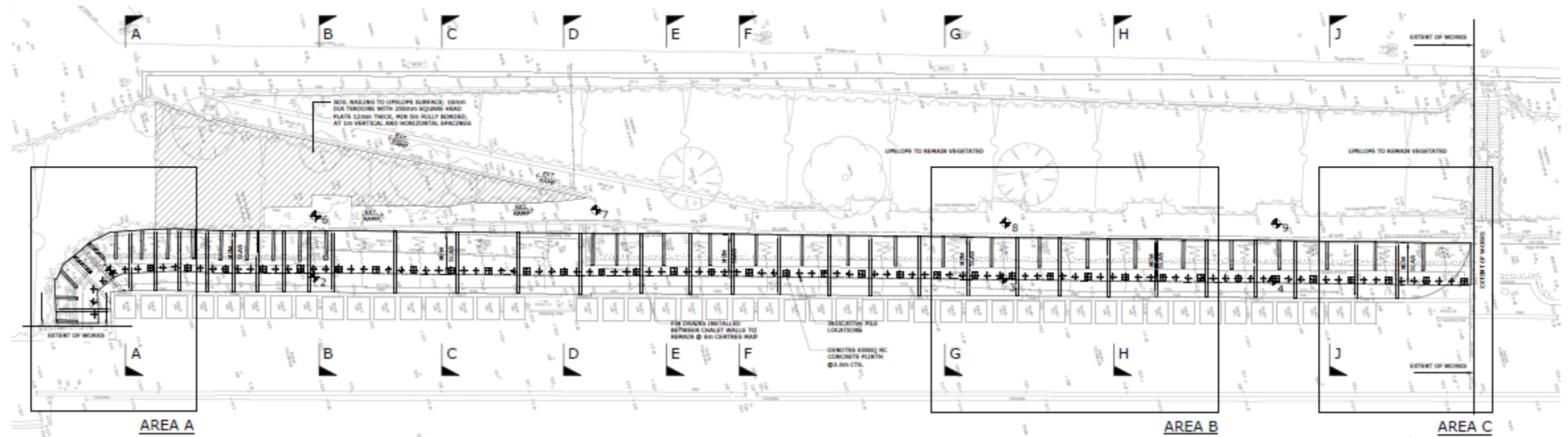
Photographs



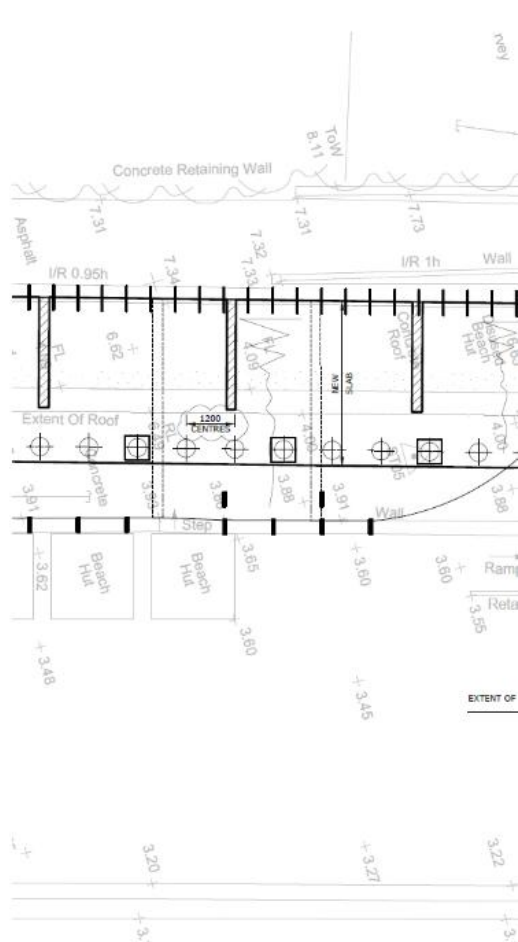
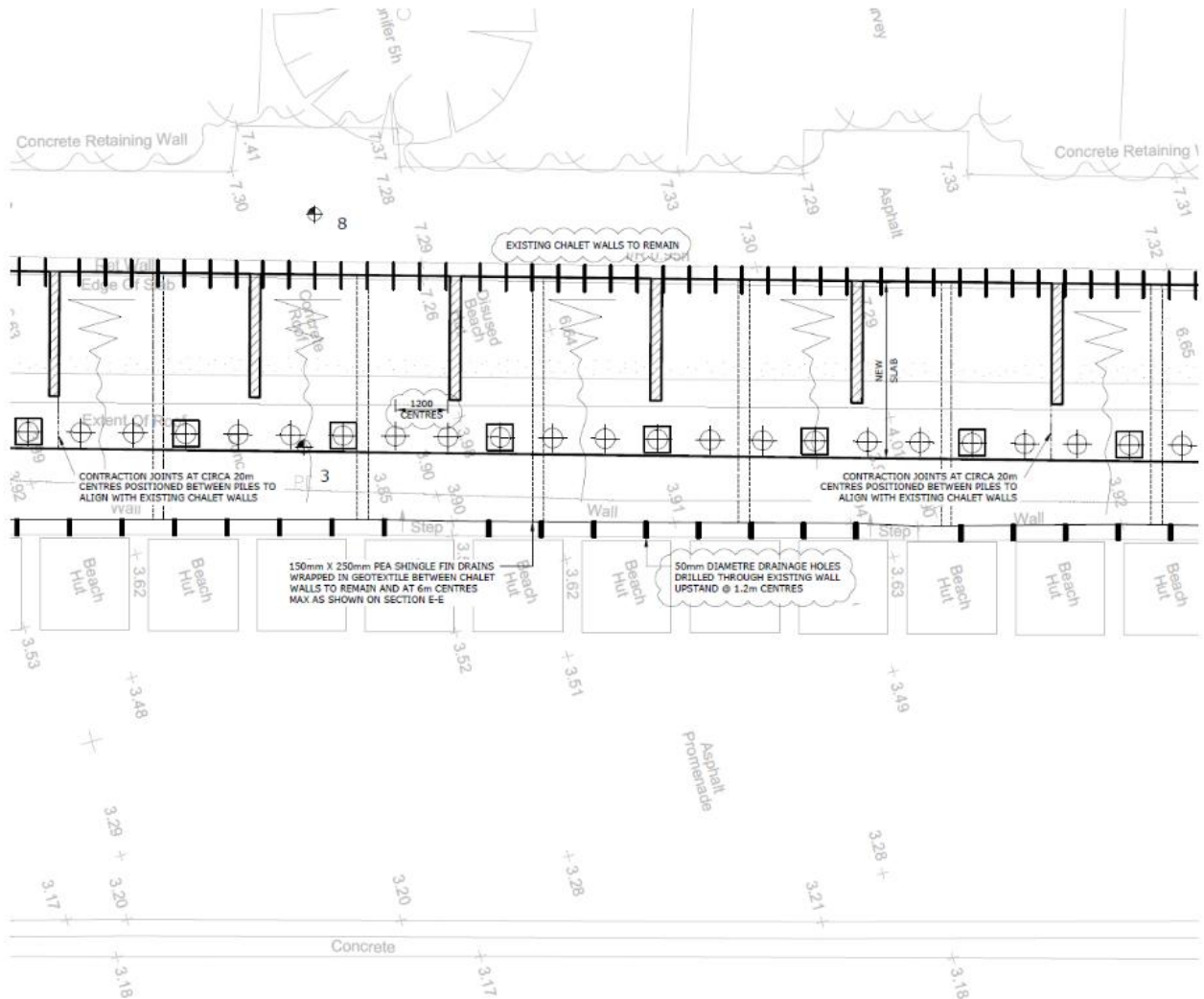
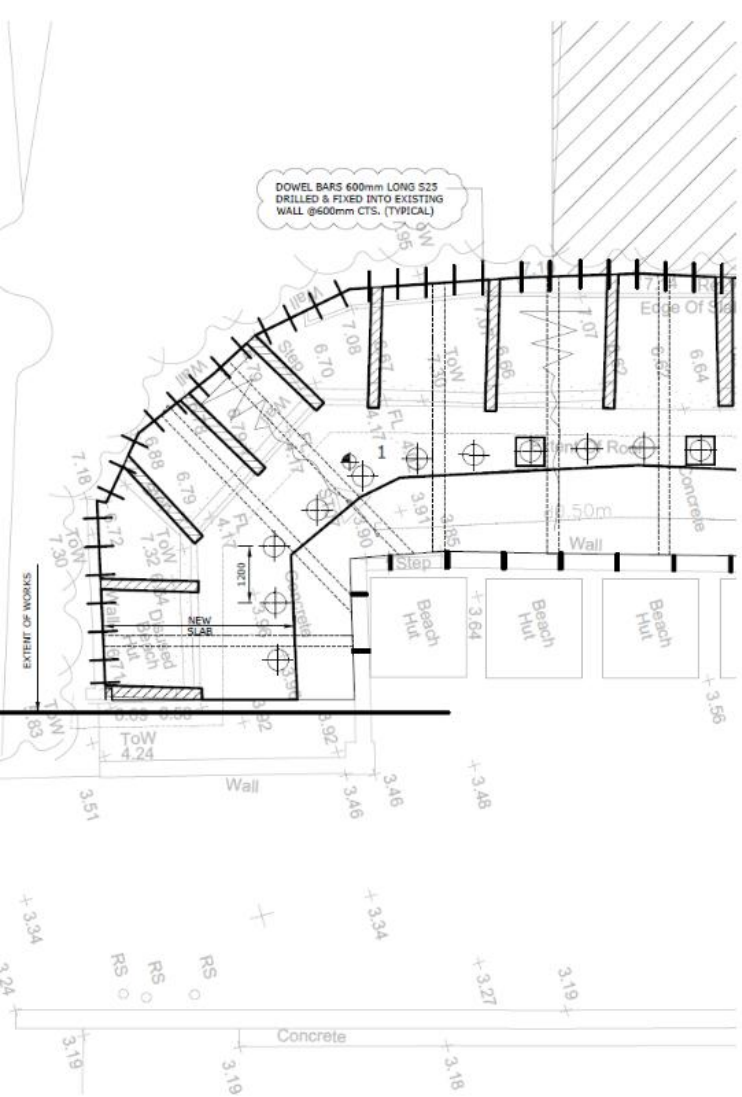
Existing Block Plan



Proposed Site Plan



Proposed Block Plan

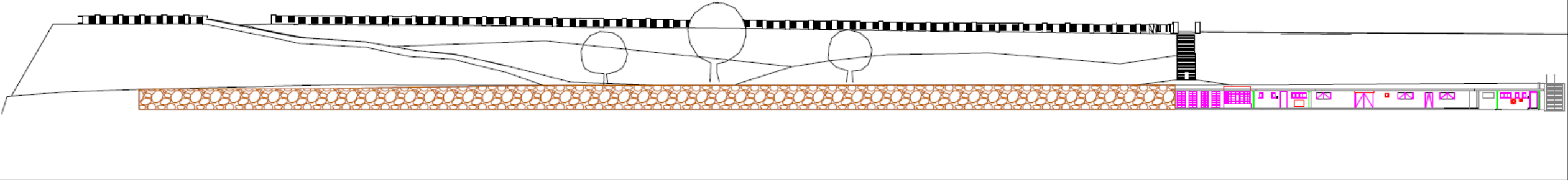


Proposed Plans

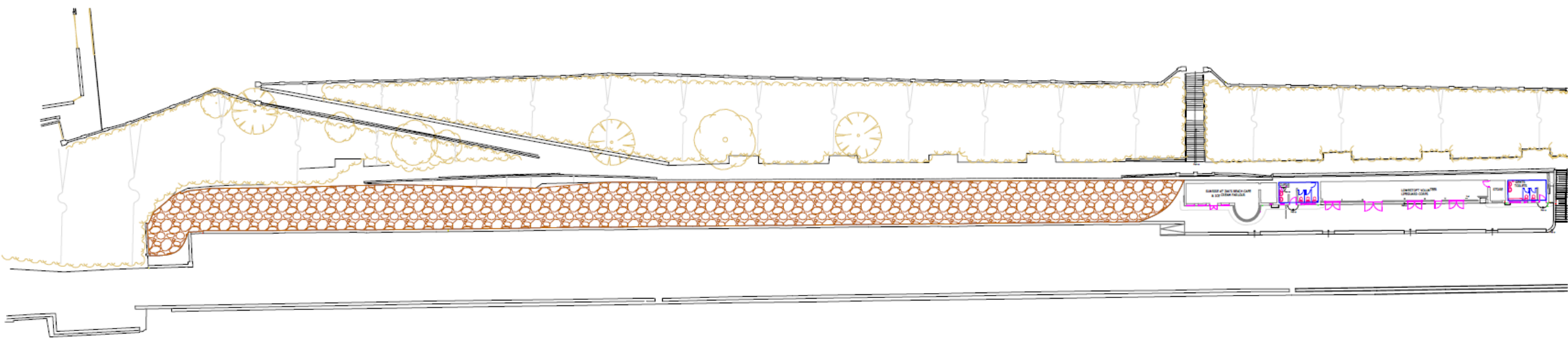
Design Issue Status

PRELIMINARY	<input type="checkbox"/> CLIENT APPROVAL	<input type="checkbox"/> PLANNING	<input checked="" type="checkbox"/>
BUILDING REGS	<input type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS-BUILT

CONVEYANCE (COMMERCIAL CLIENTS)
The Principal Contractor is responsible for preparing a Construction Phase Health and Safety Plan before commencing work, which shall include all necessary method statements and risk assessments and details of welfare facilities relating to the work shown on the plans and detailed in the specification. The Principal Contractor shall provide the Principal Developer with any information requested for the Health and Safety File.



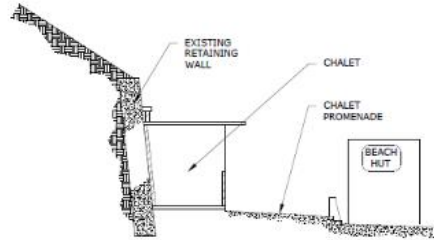
FRONT ELEVATION - AS PROPOSED



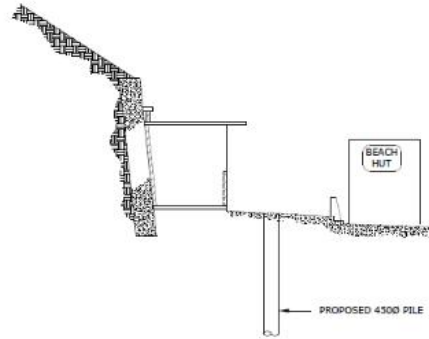
PLAN - AS PROPOSED



Proposed Cross- Sections

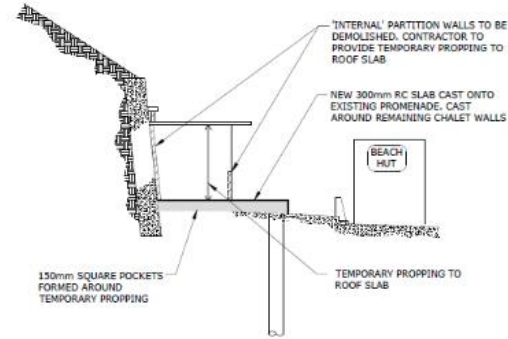


TYPICAL SECTION
1:100



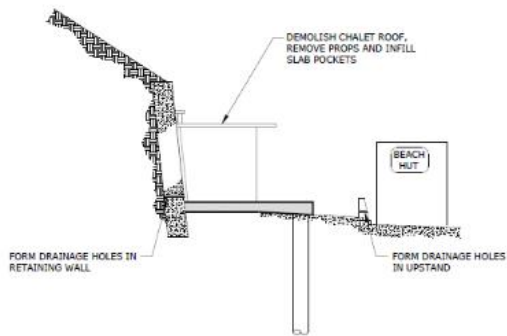
STEP 1
1:100

REMOVE TEMPORARY BALLAST AND INSTALL PILES IN ZONE 1(a) AND 1(b), FOLLOWED BY ZONES 2(a) AND 2(b) AFTER THE MINIMUM PILE CURING PERIOD



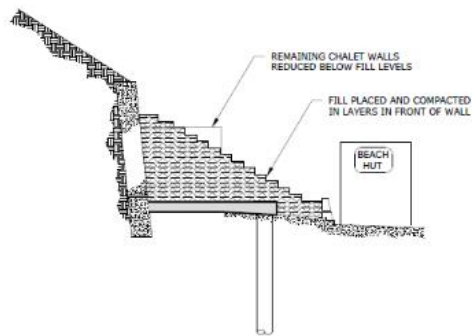
STEP 2
1:100

DEMOLISH INTERNAL PARTITIONS AND CAST NEW 300mm THICK RC SLAB



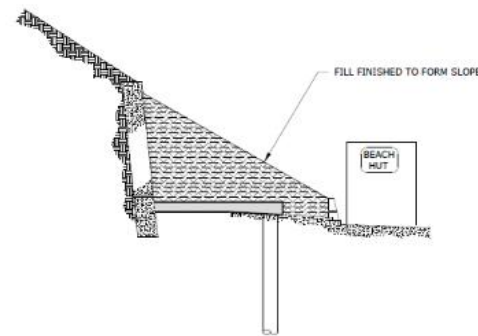
STEP 3
1:100

REMOVE ROOF SLAB



STEP 4
1:100

FILL PLACEMENT



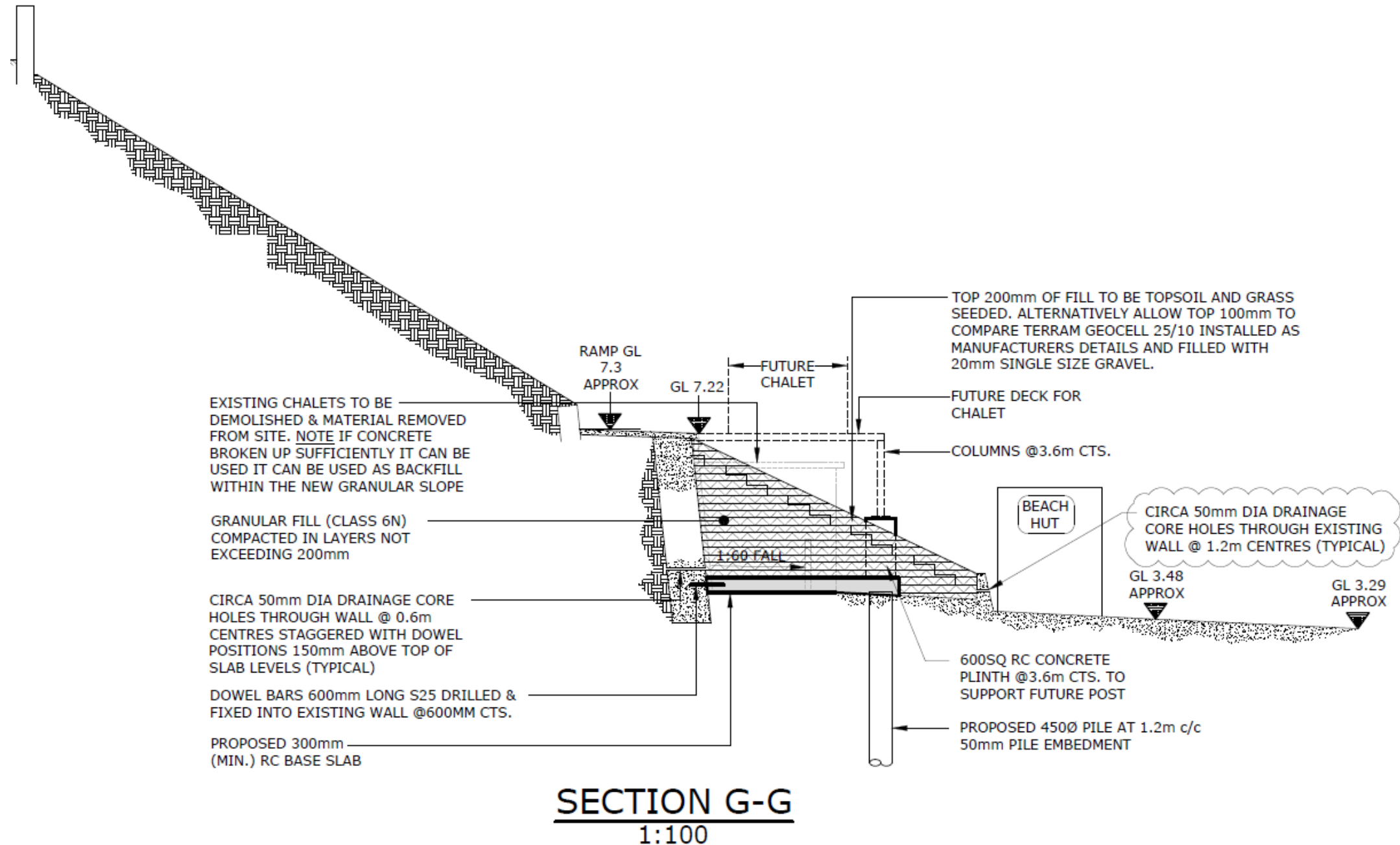
STEP 5
1:100

GRADING TO THE FILL TO FORM SLOPE


CONSTRUCTION SEQUENCE

1. INSTALL PILES TO WORKING ZONES 1(a) AND 1(b)
2. ALLOW CONCRETE PILES TO CURE FOR MINIMUM 7 DAY PERIOD
3. INSTALL PILES TO WORKING ZONES 2(a) AND 2(b)
4. DURING PILING WORKS WITHIN ZONE 2 WORKS TO INSTALL BASE SLAB TO ZONES 1(a) AND 1(b) TO COMMENCE
5. CONCRETE TO BASE SLAB TO BE ALLOWED TO CURE FOR A MINIMUM 14 DAYS PRIOR TO PLACING FILL

Proposed Sections



Material Planning Considerations and Key Issues

- Character and appearance
 - Coastal Erosion
- 

Recommendation

Approve subject to the following conditions

- 3 year time limit
- Compliance with plans

Item: 13

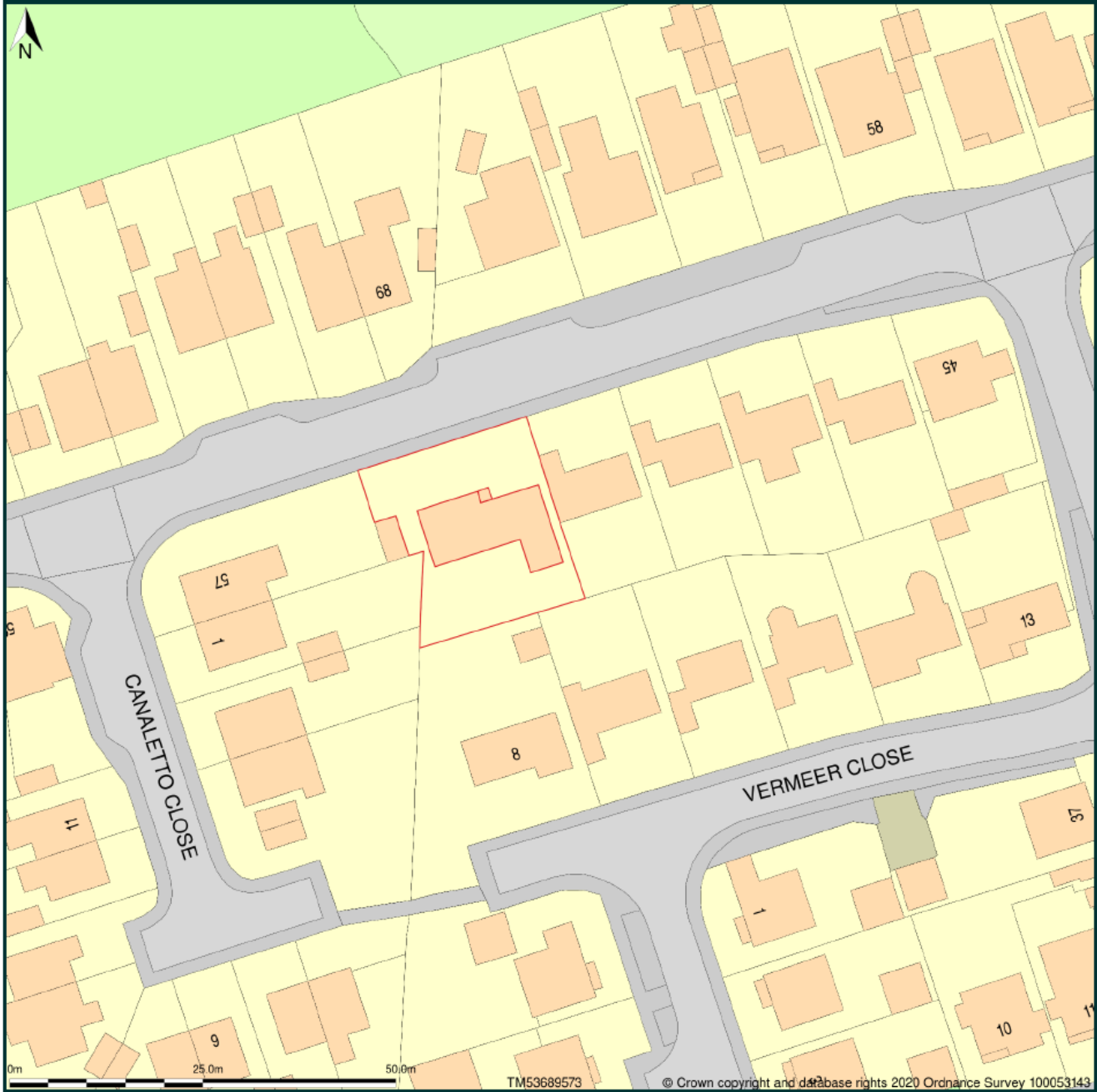
DC/20/1704/FUL

Conversion of original garage to kitchen extension with additions to the roof of the garage and front porch to include; a short catslide running across into a dual-pitched roof over the garage.

55 Gainsborough Drive, Lowestoft, NR32 4NJ



Site Location Plan



Photographs



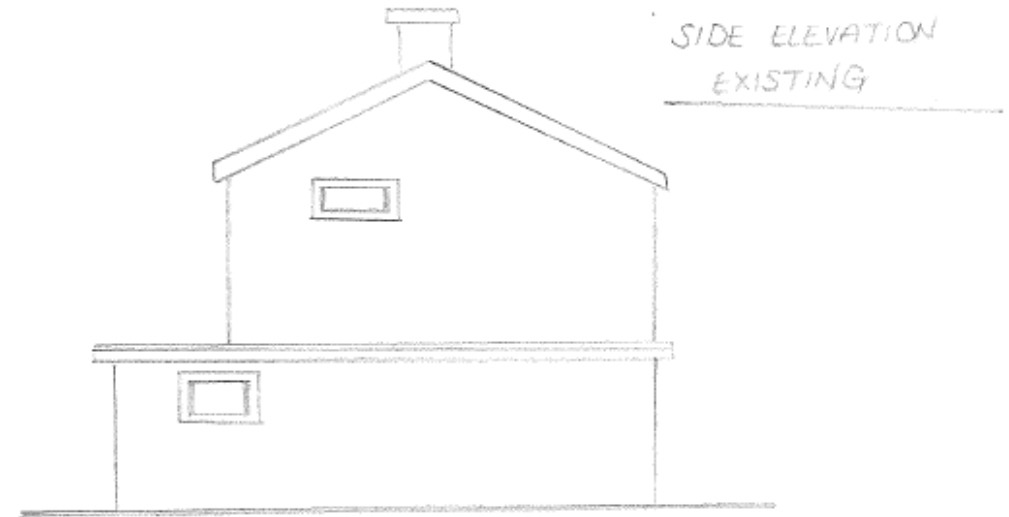
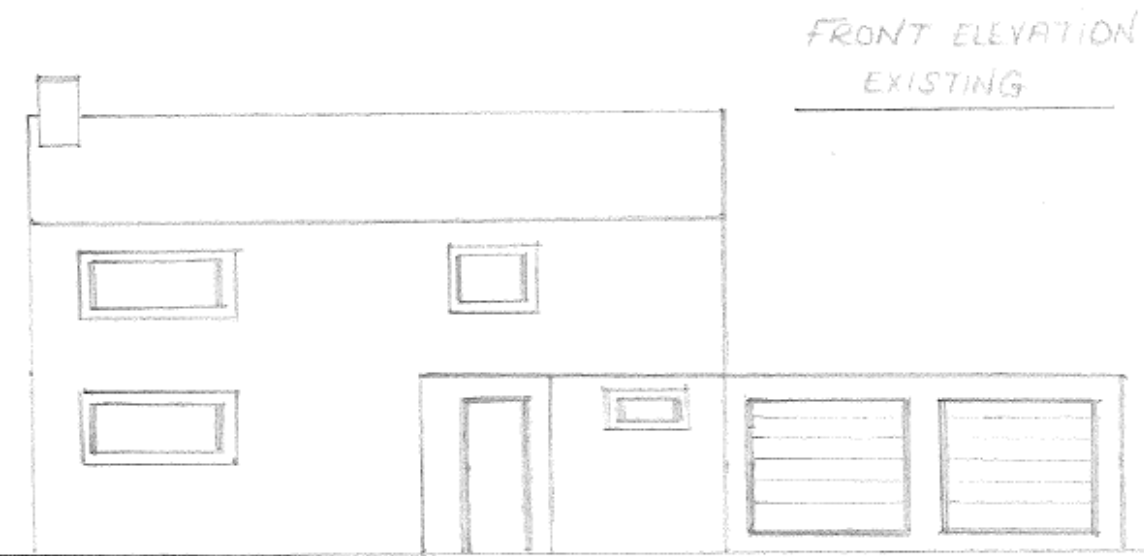
Photographs



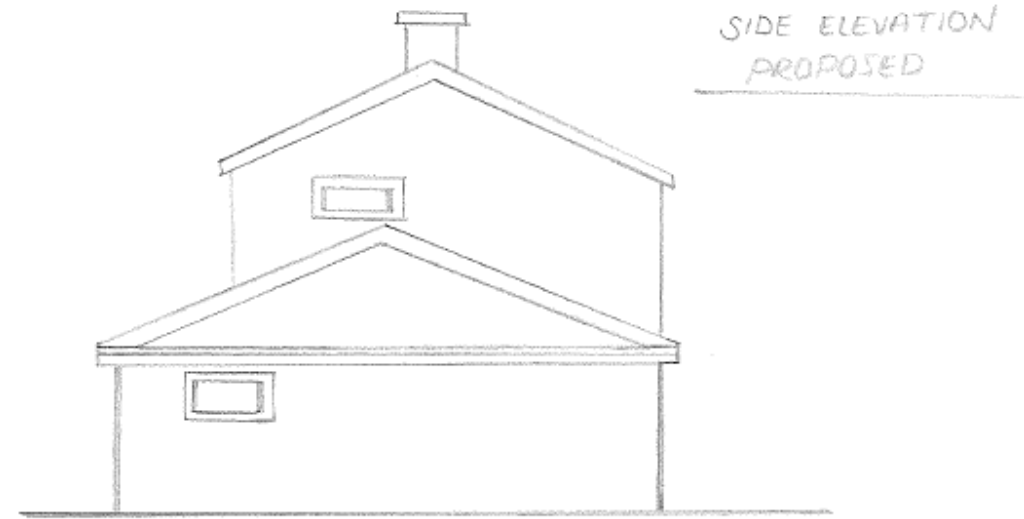
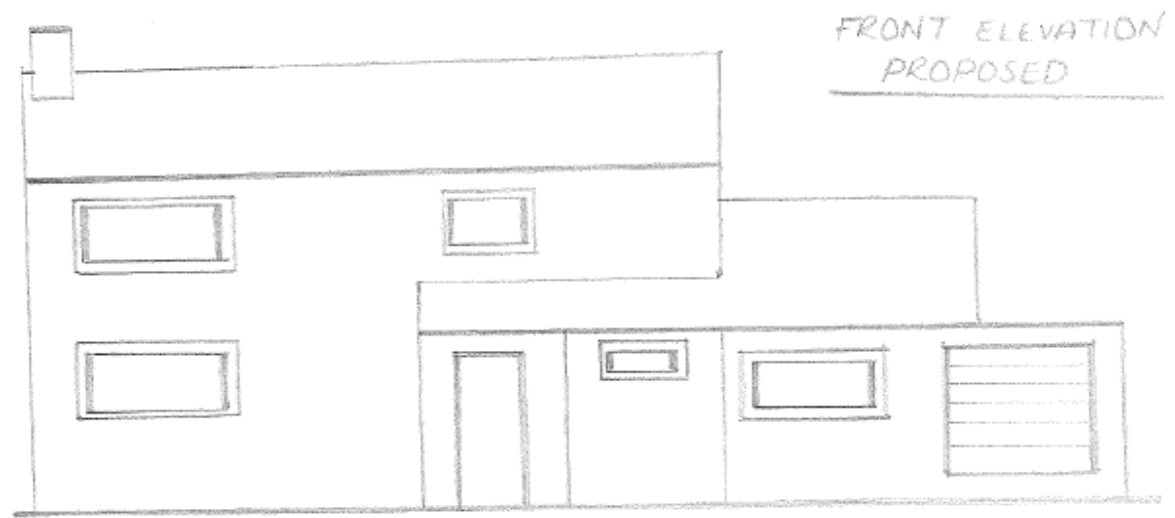
Photographs




Existing Elevations



Proposed Elevations



Material Planning Considerations and Key Issues

- Impact on character and appearance
 - Impact on amenity
 - Highway implications
- 
- 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.

Recommendation

Approve subject to the following conditions:

- 3 Year time limit
- Compliance with approved drawings
- Matching materials