

Item: 10

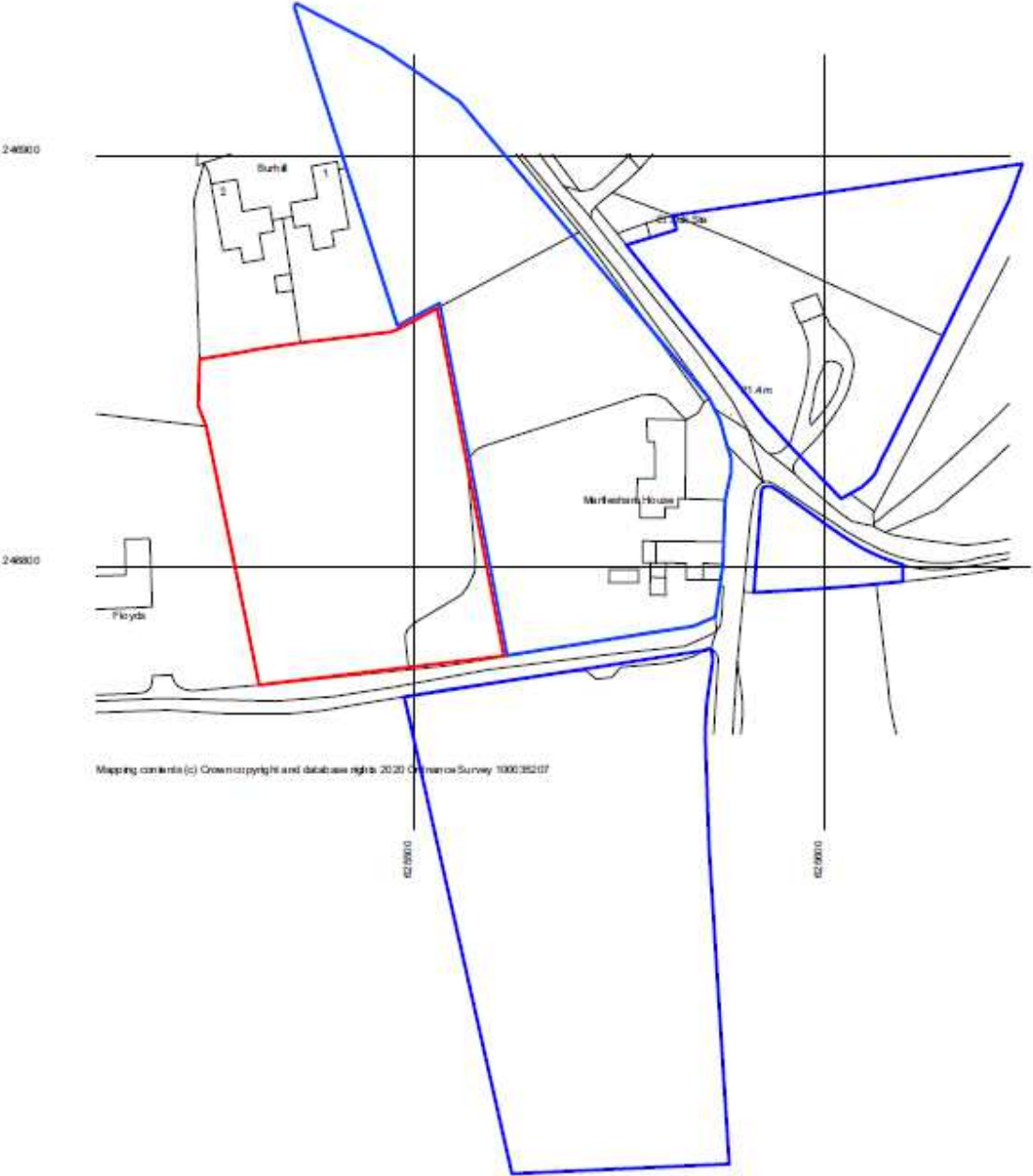
DC/20/1836/FUL

Construction of one detached dwelling

Martlesham House, School Lane, Martlesham,
IP12 4PG

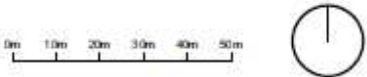


Site Location Plan



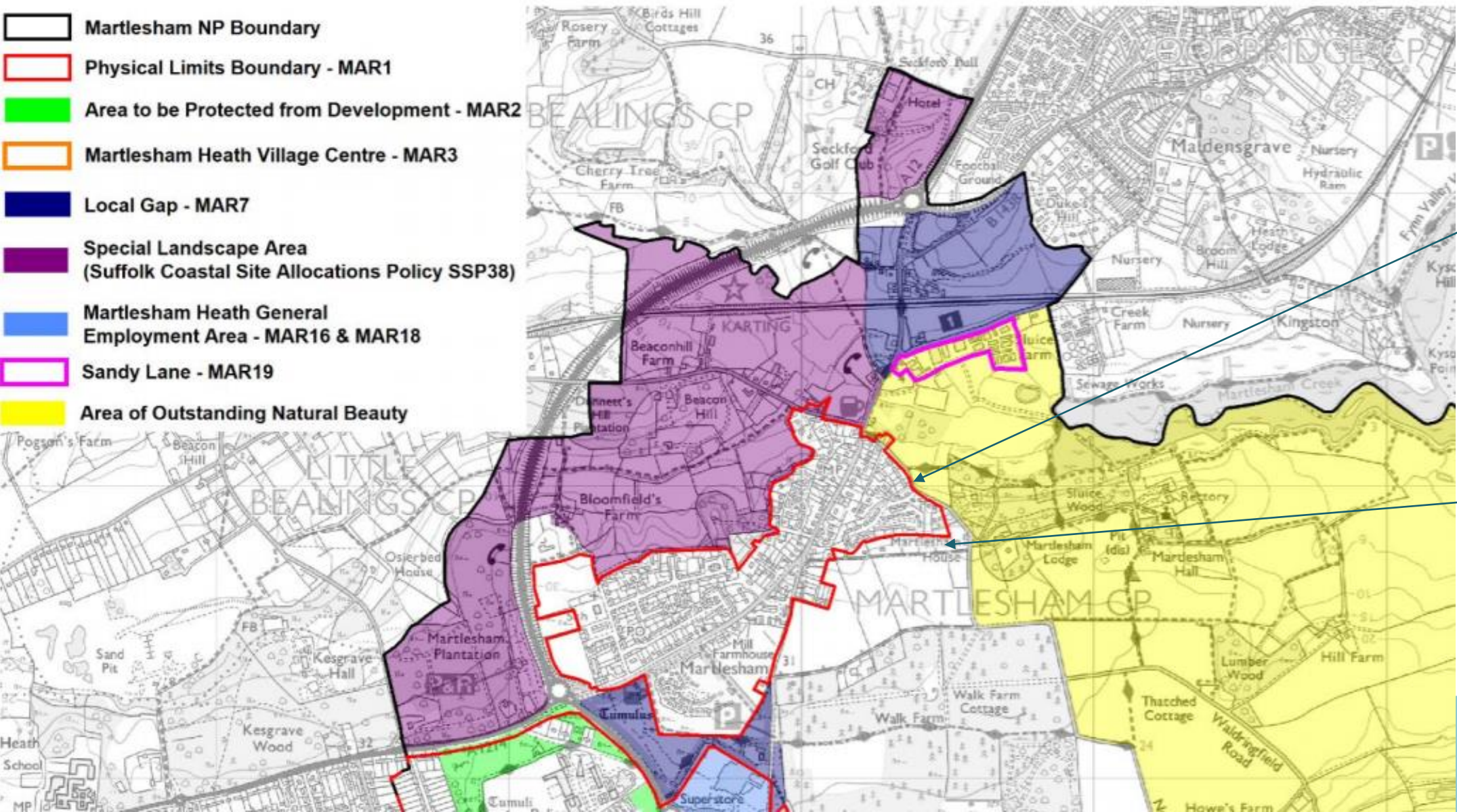
SITE LOCATION

OTHER LAND IN SAME OWNERSHIP



Martlesham Neighbourhood Plan key

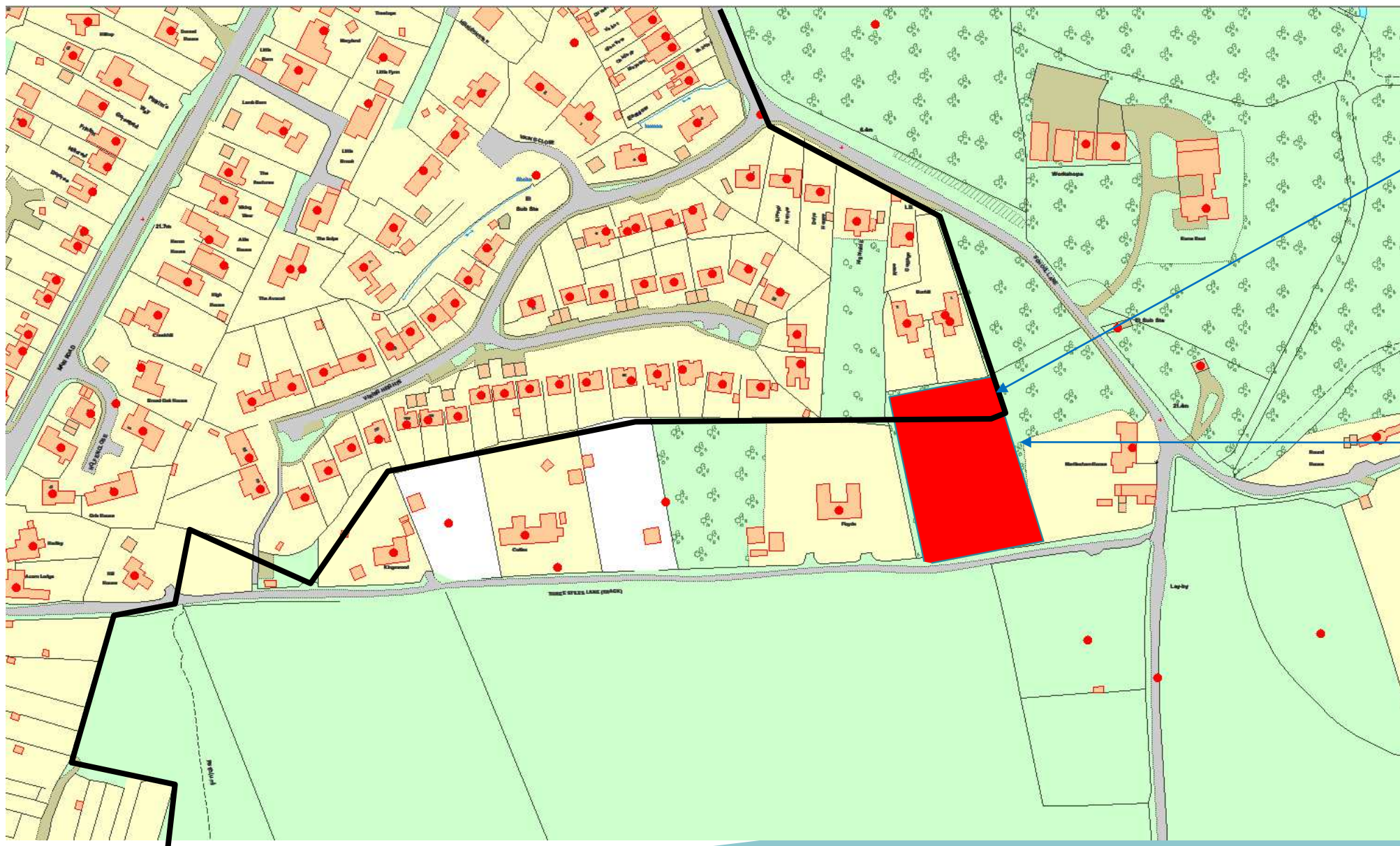
-  Martlesham NP Boundary
-  Physical Limits Boundary - MAR1
-  Area to be Protected from Development - MAR2
-  Martlesham Heath Village Centre - MAR3
-  Local Gap - MAR7
-  Special Landscape Area (Suffolk Coastal Site Allocations Policy SSP38)
-  Martlesham Heath General Employment Area - MAR16 & MAR18
-  Sandy Lane - MAR19
-  Area of Outstanding Natural Beauty



Edge of settlement boundary

Application Site

GGP Map



Martlesham
Settlement
Boundary Line which
intersects the
Application Site
Boundary

- Application Site Boundary

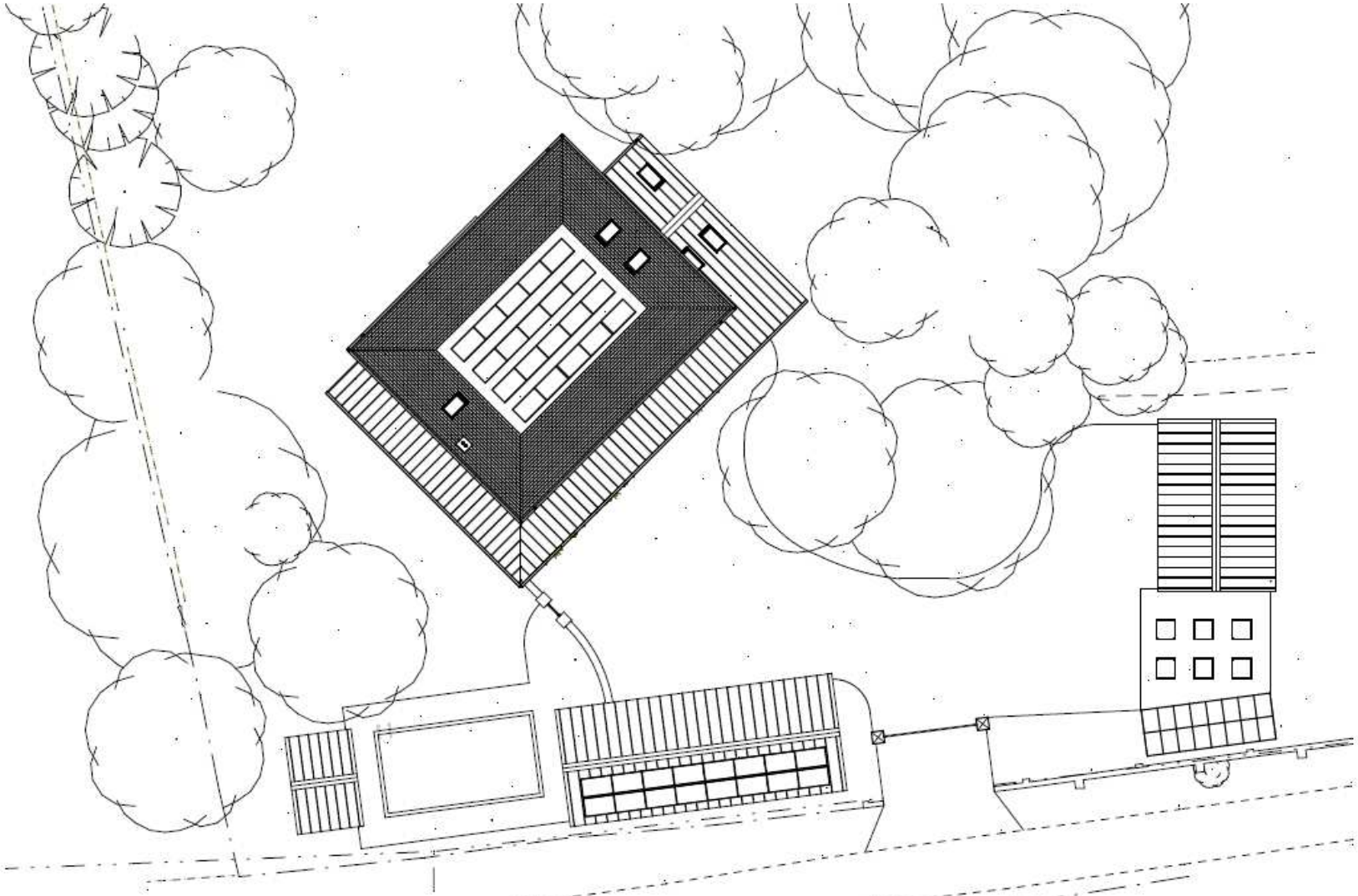
Photographs



Photographs

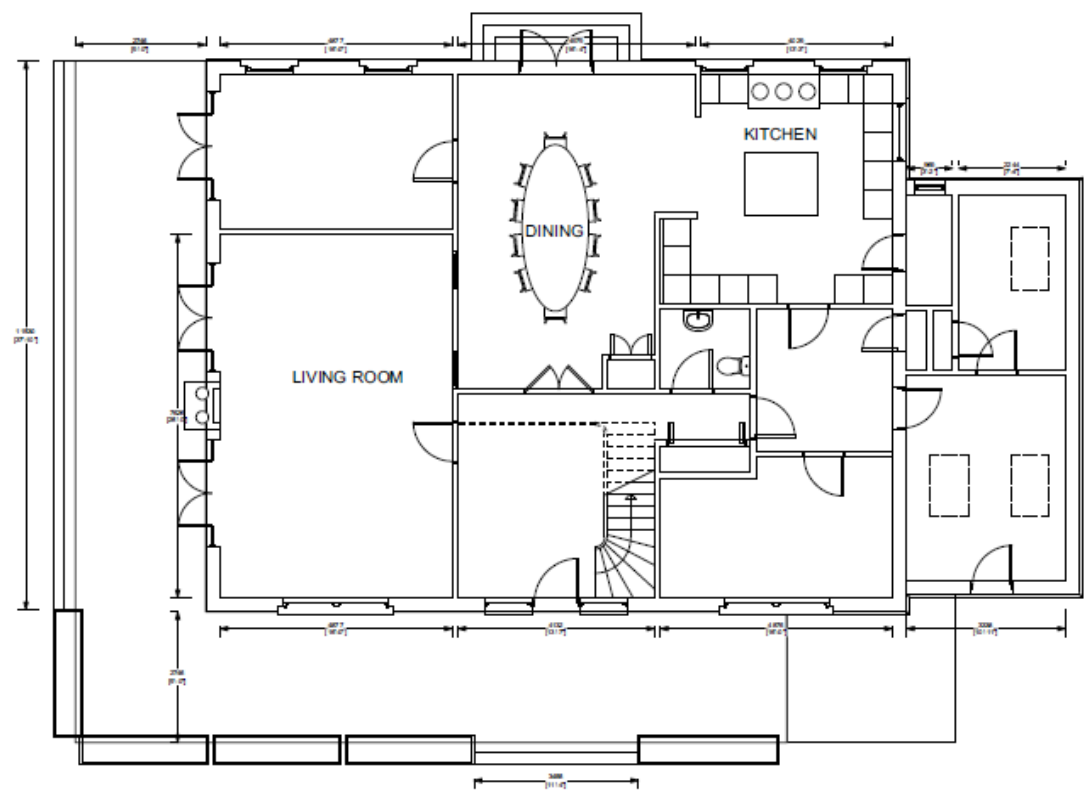


Proposed Block Plan

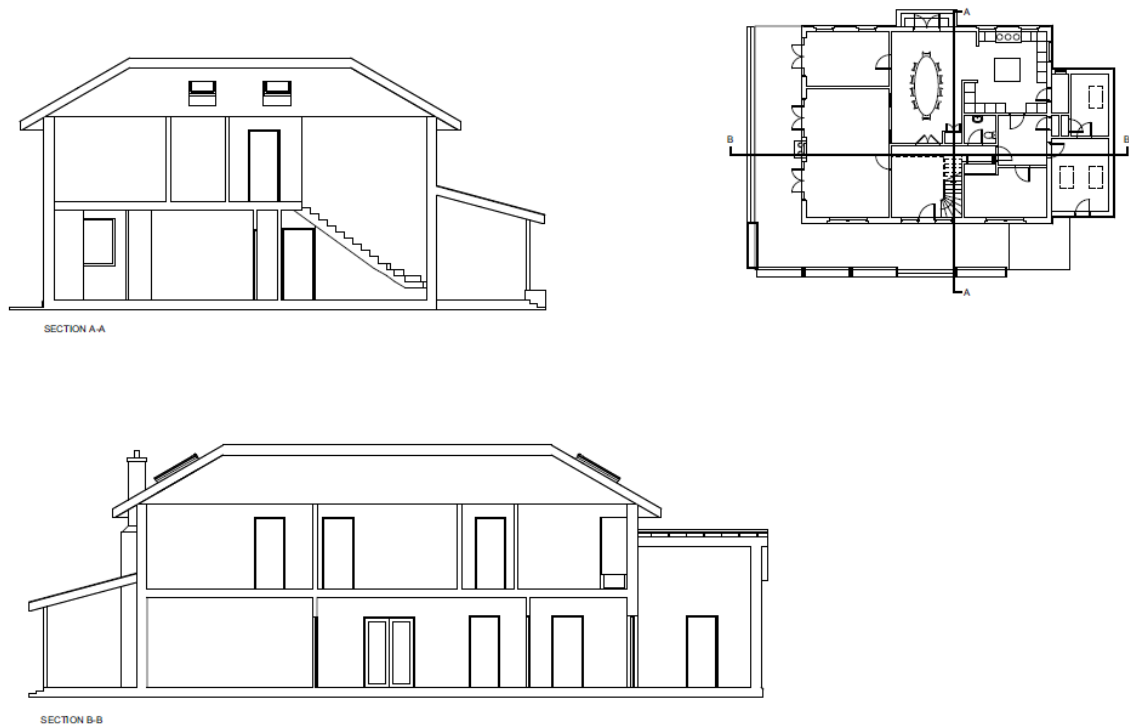


Project Title	WANTS HOUSE HOUSE	Project ID	27-10
		Scale	1:1000 (A)
		Drawn By	MB
		Checked By	MB
Client	DEVELOPMENT	Issue Date	10/10/20
		Print Date	10/10/20
Sheet Title	ROOF PLAN	Development	PLANNING

Proposed Floor Plans



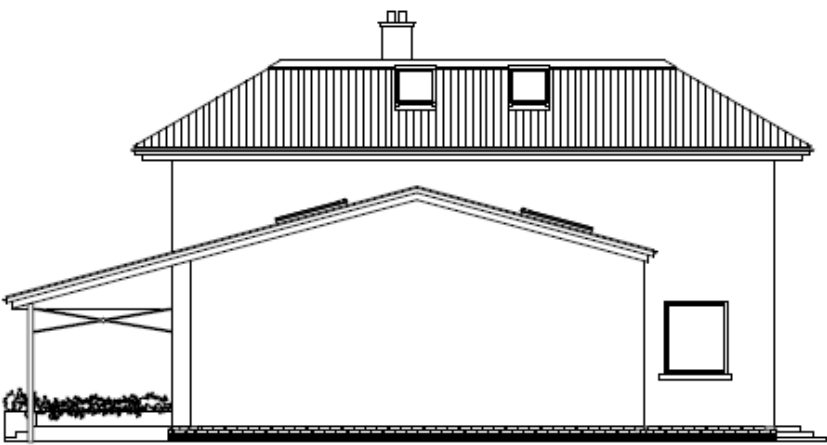
Proposed Cross Sections



Proposed Elevations



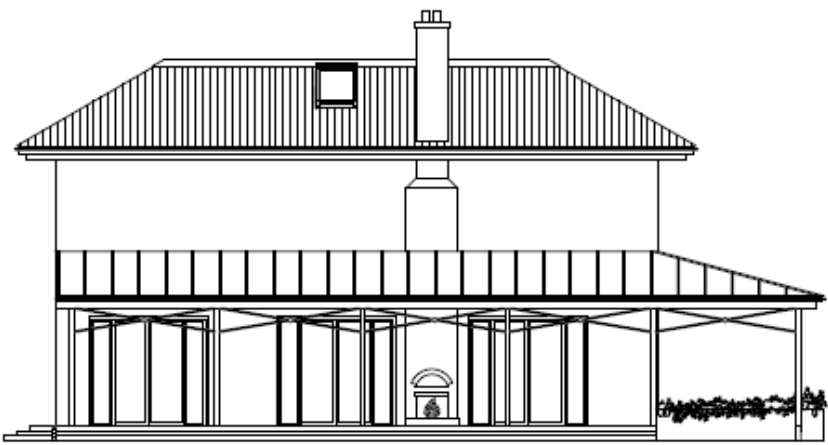
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

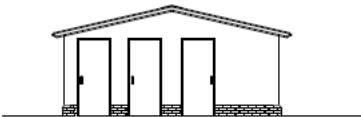


LEFT ELEVATION

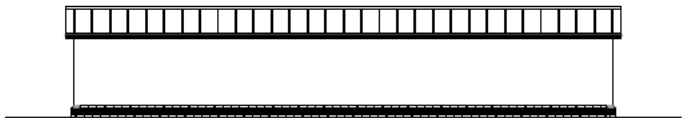
Proposed Outbuilding Elevations



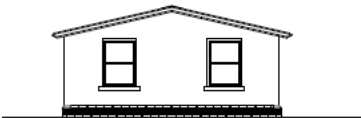
FRONT ELEVATION



SIDE ELEVATION



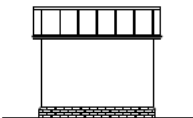
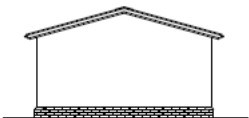
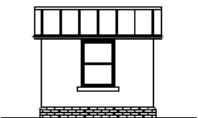
BACK ELEVATION



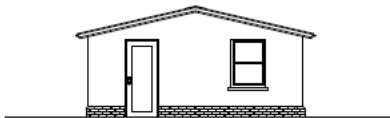
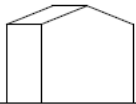
SIDE ELEVATION



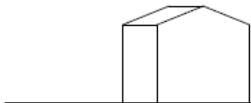
SUMMER HOUSE ELEVATIONS



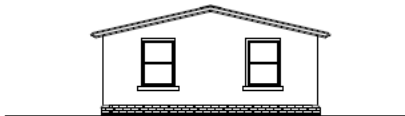
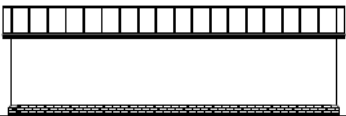
FRONT ELEVATION



SIDE ELEVATION

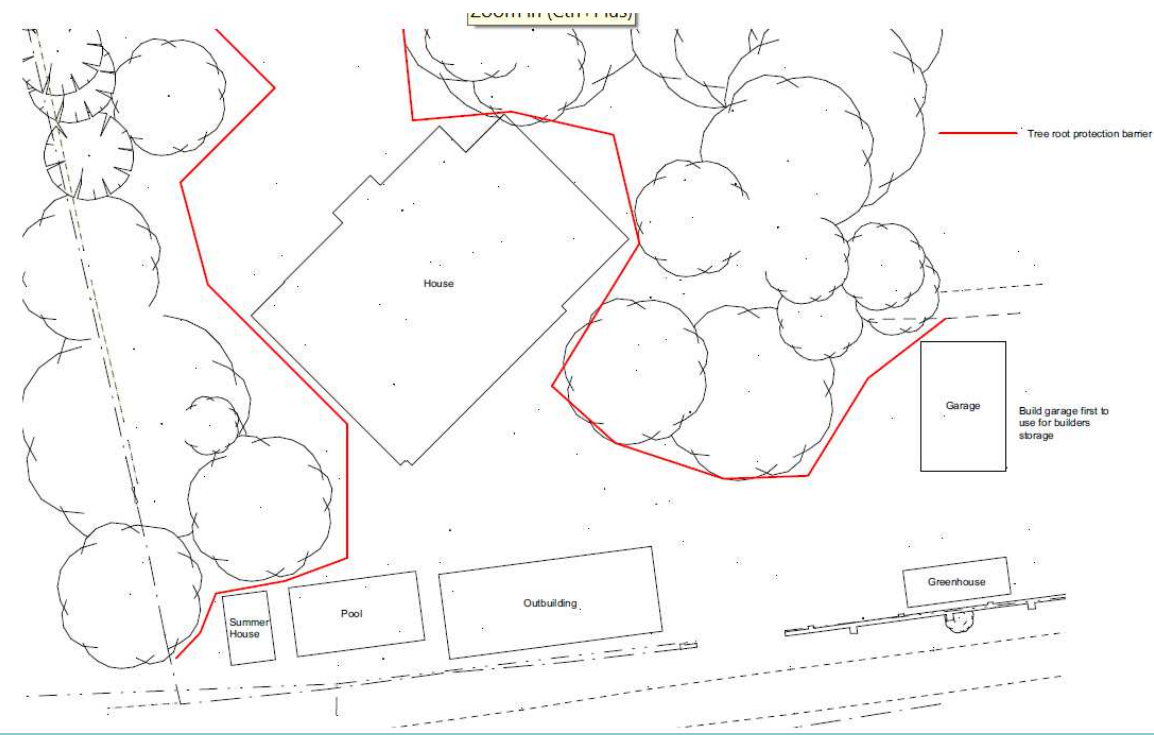
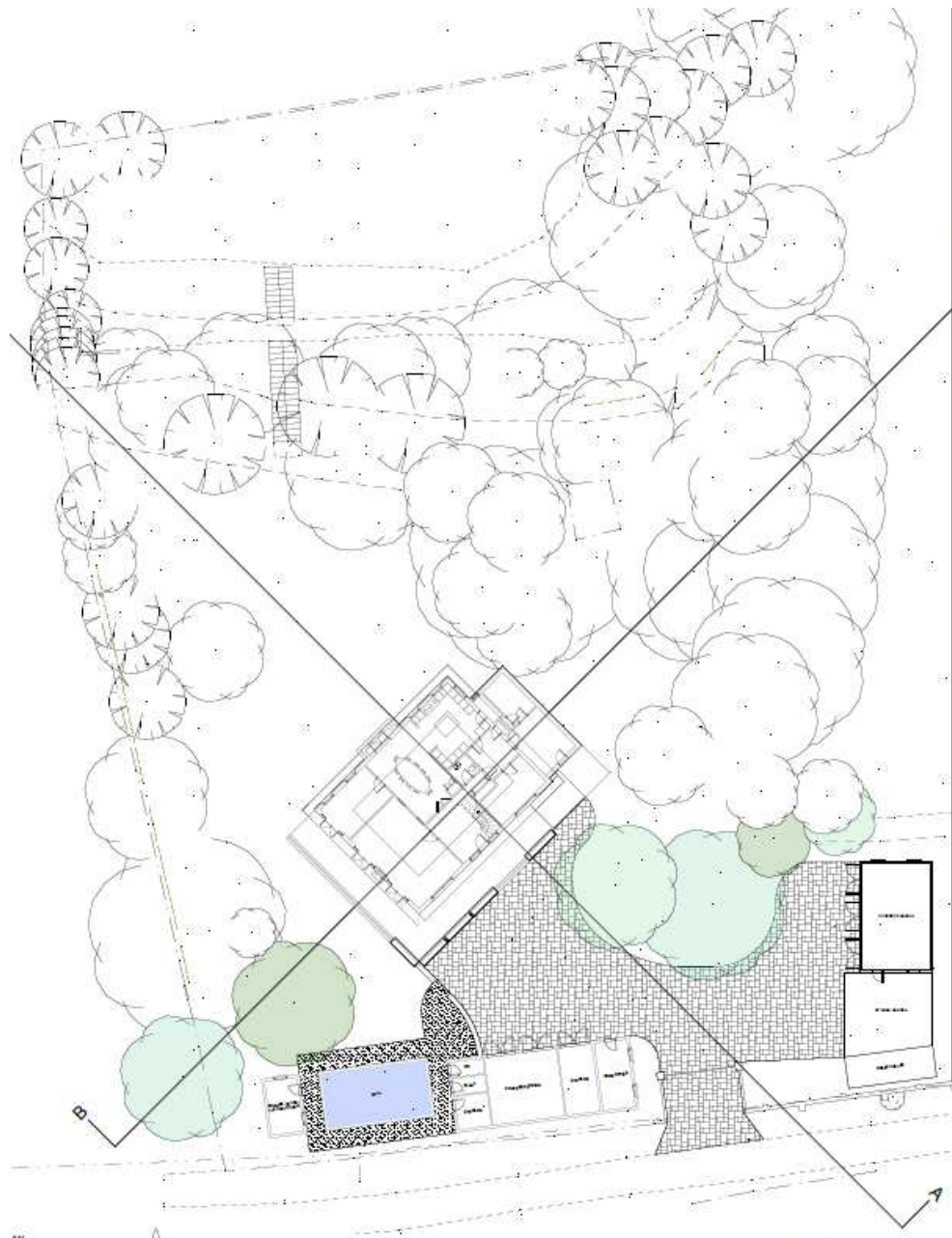


BACK ELEVATION




SIDE ELEVATION

Proposed/Retention of Trees



Material Planning Considerations and Key Issues

- Departure from current local plan policy DM3/DM4
 - Visual/Streetscene Impact
 - Residential Amenity Impact
 - Access/Visibility Splays
 - Tree Impact
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Emerging 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 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. 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.

Recommendation

Approve subject to controlling conditions as detailed in the report and summarised below:

- Standard Time Limit.
- Standard Plans/Drawings.
- Materials to be submitted including (fence/wall and gates, details of the roof and wall materials to be used for the new dwelling, details of the roof and wall materials to be used for the new summerhouse and other outbuildings).
- Tree Protection plan to be submitted.
- Tree retention on site.
- Visibility Splays to be provided and retained on site.
- Discharge of Surface Water details to be submitted.