

Item 8

DC/21/5698/FUL

Single storey outbuilding to be used for food preparation by occupiers/ owners in connection with catering company.

60 Old Barrack Road, Woodbridge.



Application site



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Aerial view



Photos

1



2

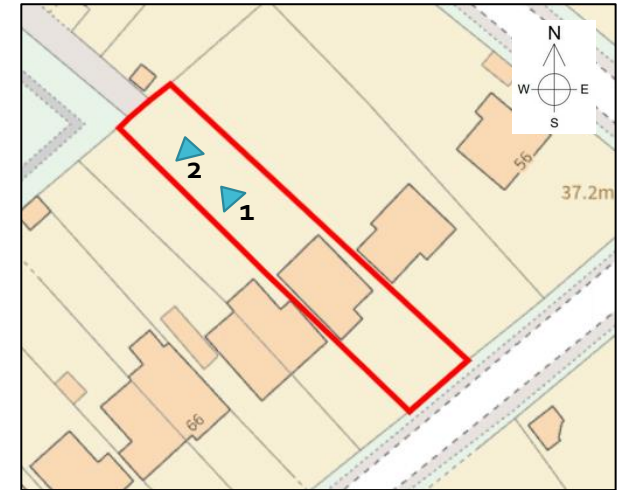


Photos

1



2

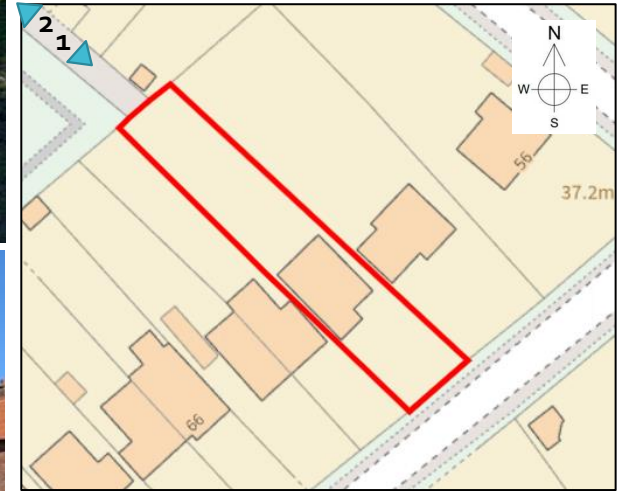


Photos

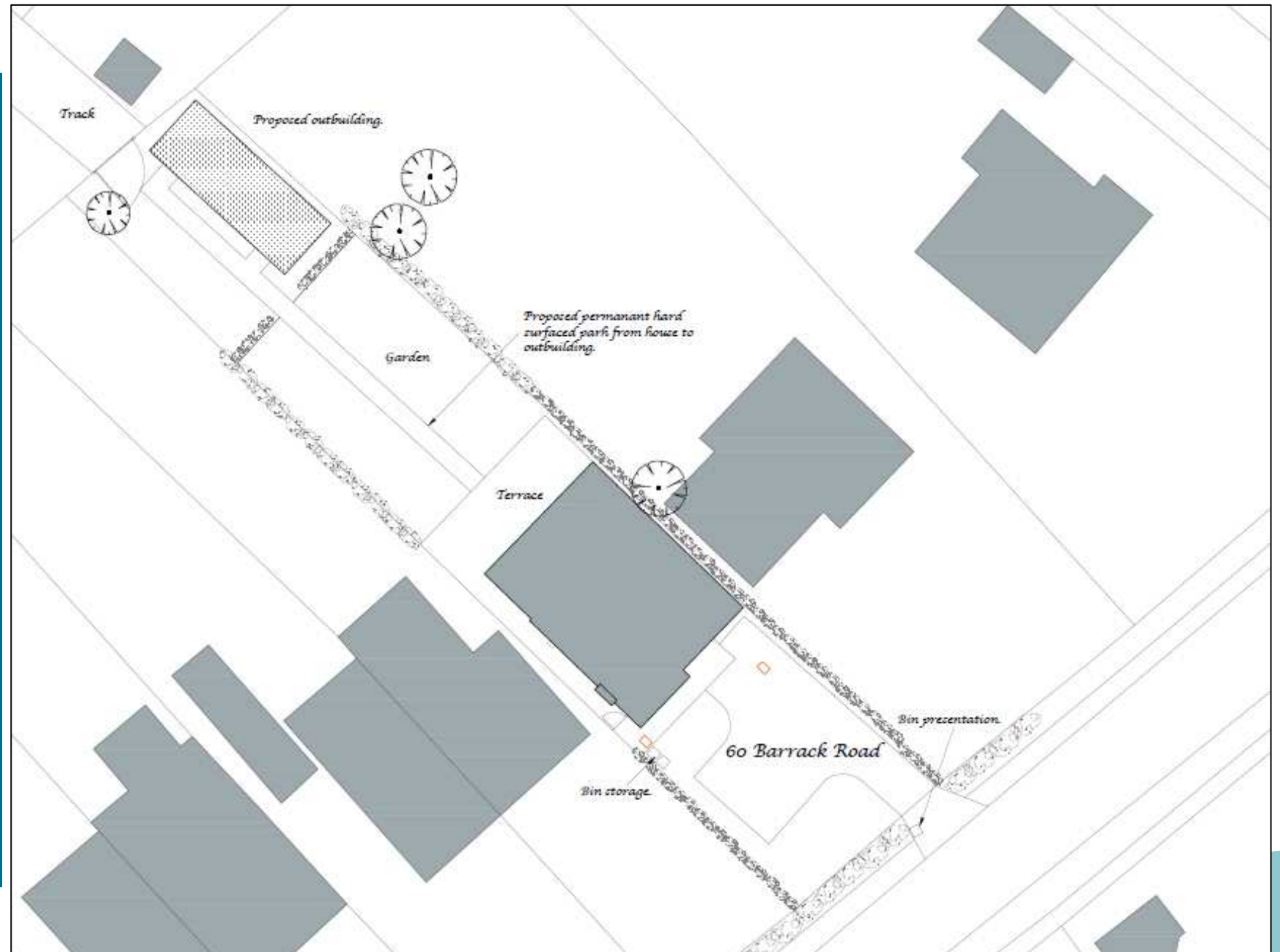
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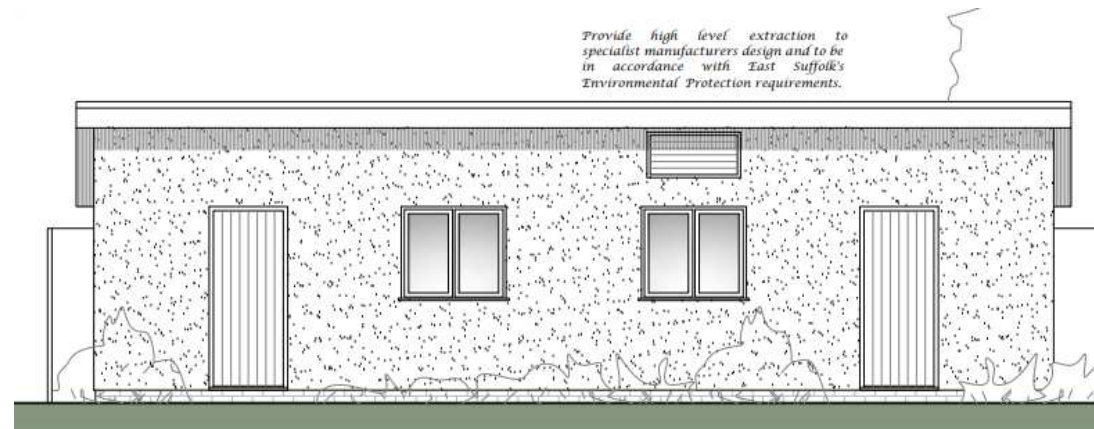
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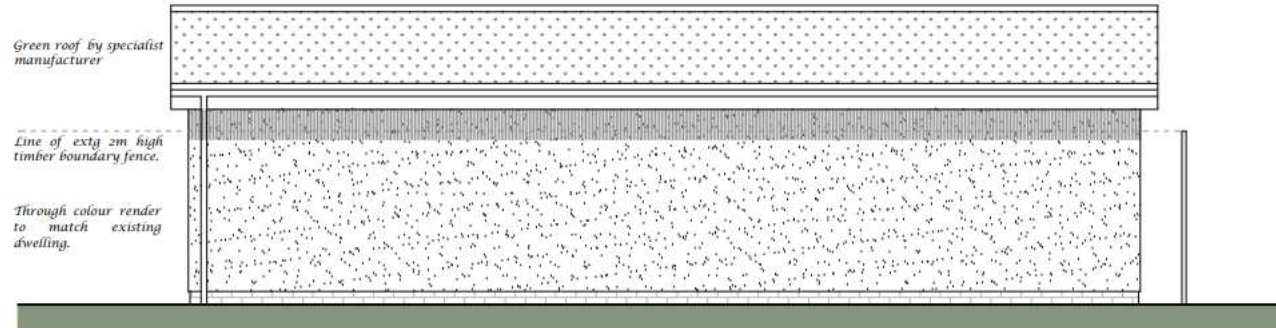
Block plan



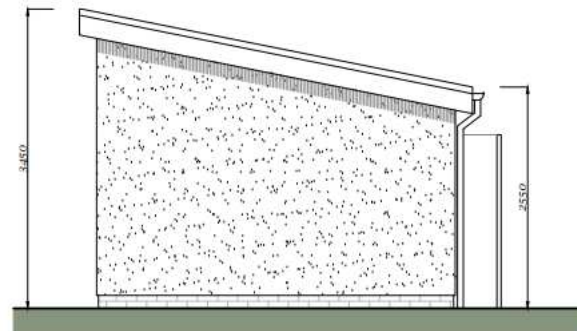
Elevations



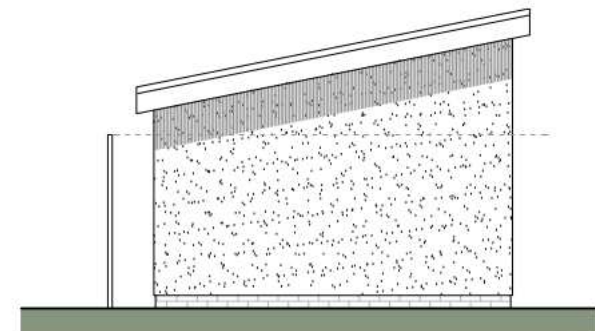
South West Elevation



North East Elevation

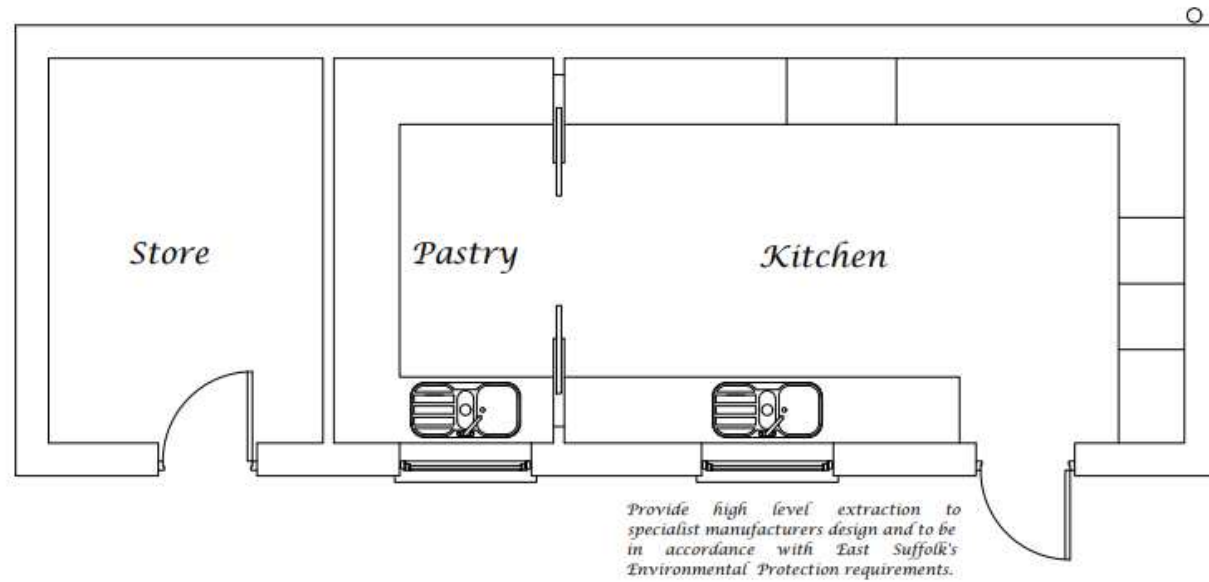


South East Elevation



North West Elevation

Floor plans



Planning Practice Guidance

'You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business.

If the answer to any of the following questions is 'yes', then permission will probably be needed:

- 1. Will your home no longer be used mainly as a private residence?***
- 2. Will your business result in a marked rise in traffic or people calling?***
- 3. Will your business involve any activities unusual in a residential area?***
- 4. Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?***

Whatever business you carry out from your home, whether it involves using part of it as a bed-sit or for 'bed and breakfast' accommodation, using a room as your personal office, providing a childminding service, for hairdressing, dressmaking or music teaching, or using buildings in the garden for repairing cars or storing goods connected with a business - the key test is: is it still mainly a home or has it become business premises?'

Recommendation

APPROVE subject to the following conditions:

1. Timescale (3 years);
2. Approved drawings;
3. Materials;
4. Hours of construction works;
5. Hours of construction deliveries/collections to/from site;
6. Use restricted to activities reasonably required in connection with food preparation only;
7. Operation by the owners/occupiers of the host dwelling with no employees;
8. Working hours;
9. No outside activities in connection with food preparation use;
10. No deliveries/ collections via Peterhouse Crescent access;
11. Submission of Noise/Odour Risk Assessment prior to occupation;
12. Approval of extraction equipment specification prior to first use;
13. Approval of noise/ vibration attenuation measures prior to installation of mechanical plant;
14. Provision of footpath between outbuilding and dwelling's existing rear patio prior to first use.