

Item:

DC/21/2863/FUL


Proposed erection of 1no. detached bungalow and attached single garage

38 Hall Farm Road, Melton, Suffolk, IP12 1PJ

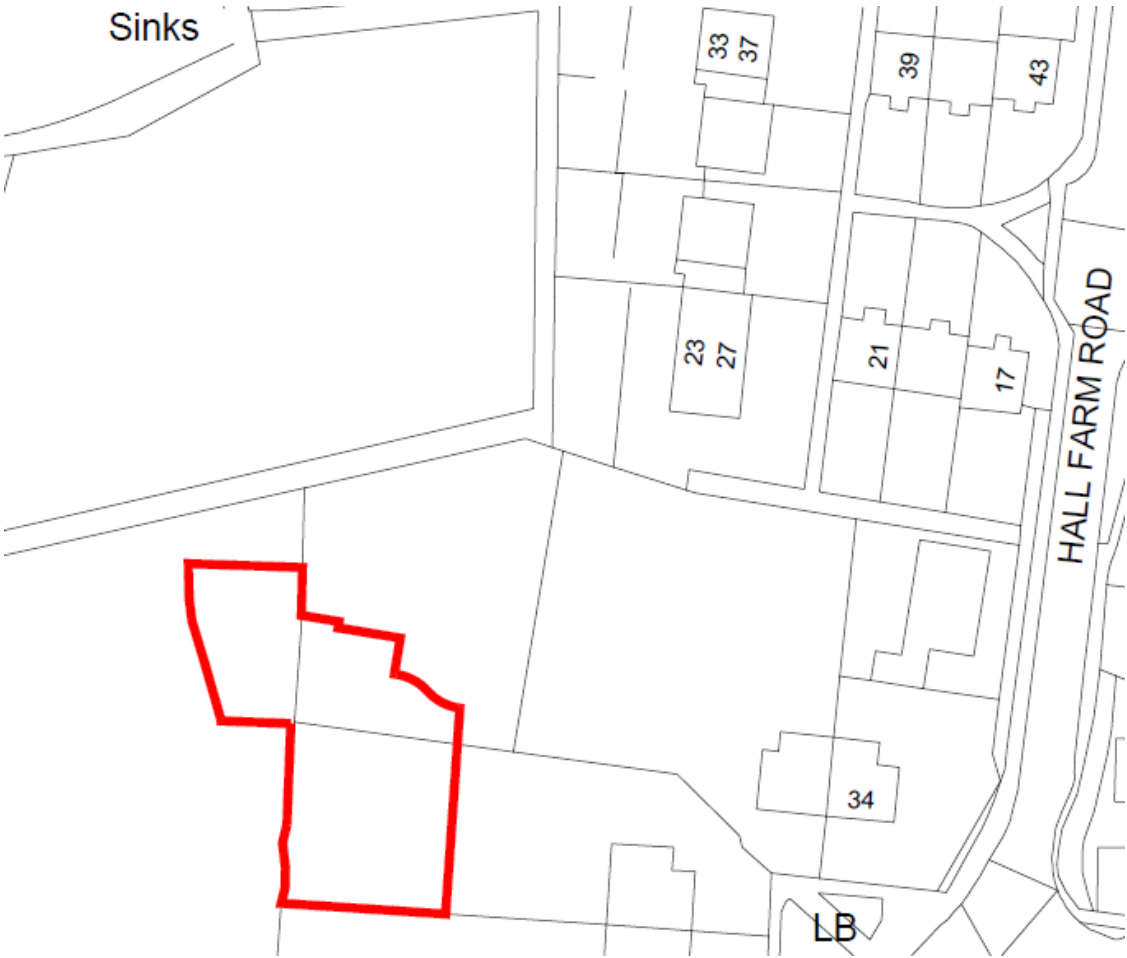


Reason Item Before Planning Committee

The application has been brought to the Planning Committee as the applicant works in the East Suffolk House building on reception for Norse. As East Suffolk Council indirectly employs the applicant and she is regularly seen within East Suffolk House it was felt for the sake of openness and fairness the application be brought before the committee as if the applicant were any other employee of the Council.

A teal-colored decorative shape, resembling a stylized wave or a large triangle, is positioned in the bottom right corner of the slide.

Site Location Plan



The site plan illustrates a property with three distinct plots. Plot 1, located in the upper left, features a large, grey-roofed house and a 5.5m wide shared surface private drive. Plot 2, in the upper right, contains a smaller, brown-roofed house. Plot 3, in the lower right, is occupied by a larger, grey-roofed house. The plan also shows a central private drive, a ditch, a culvert, and a proposed new boundary line. Various trees and grass areas are depicted, along with numerous elevation points and a north arrow. The plan is bordered by Nightingale Close to the west and No. 36 Hall Farm Close to the east.

Proposed Block Plan

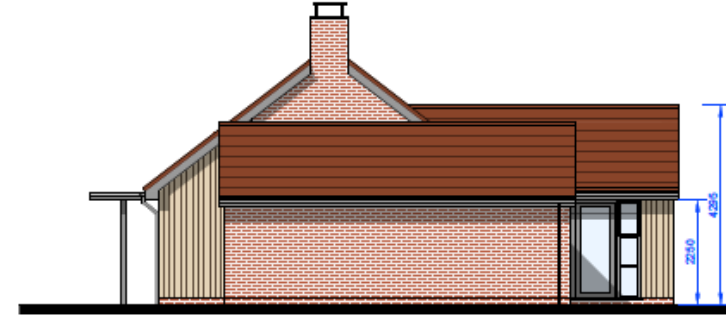


Proposed Elevations



Proposed Front Elevation

1:100



Proposed Side Elevation

1:100

Dwelling Summary

Type = Detached Bungalow

Bedrooms = 2

Size (GIA) = 76.2m² / 820ft²

(Note - areas shown are gross internal areas)



Proposed Rear Elevation

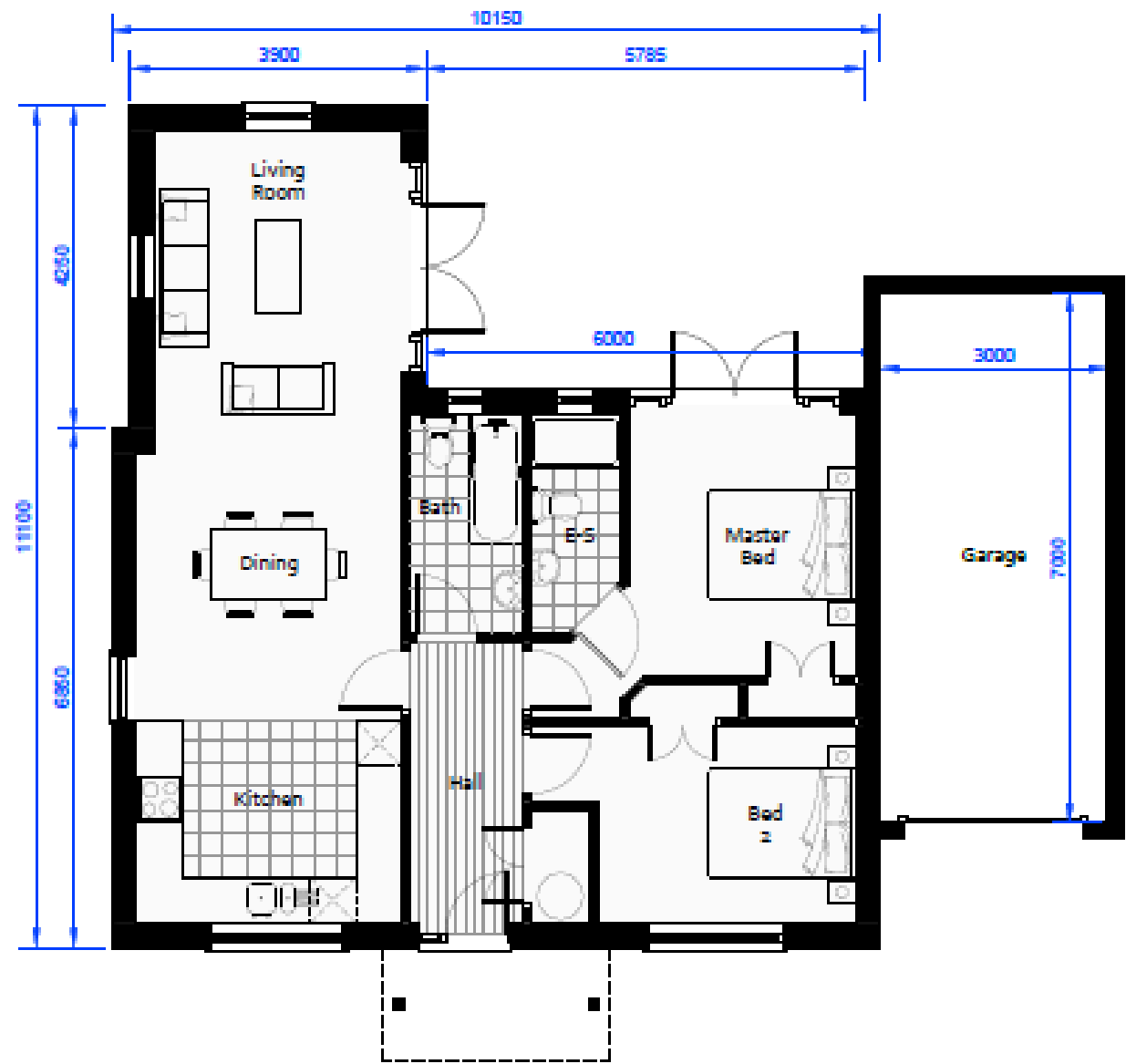
1:100



Proposed Side Elevation

1:100

Proposed Floor Plans



Photographs – Proposed Entrance



Photographs – Proposed Entrance



Photographs – Views north



Photographs – Existing Garden



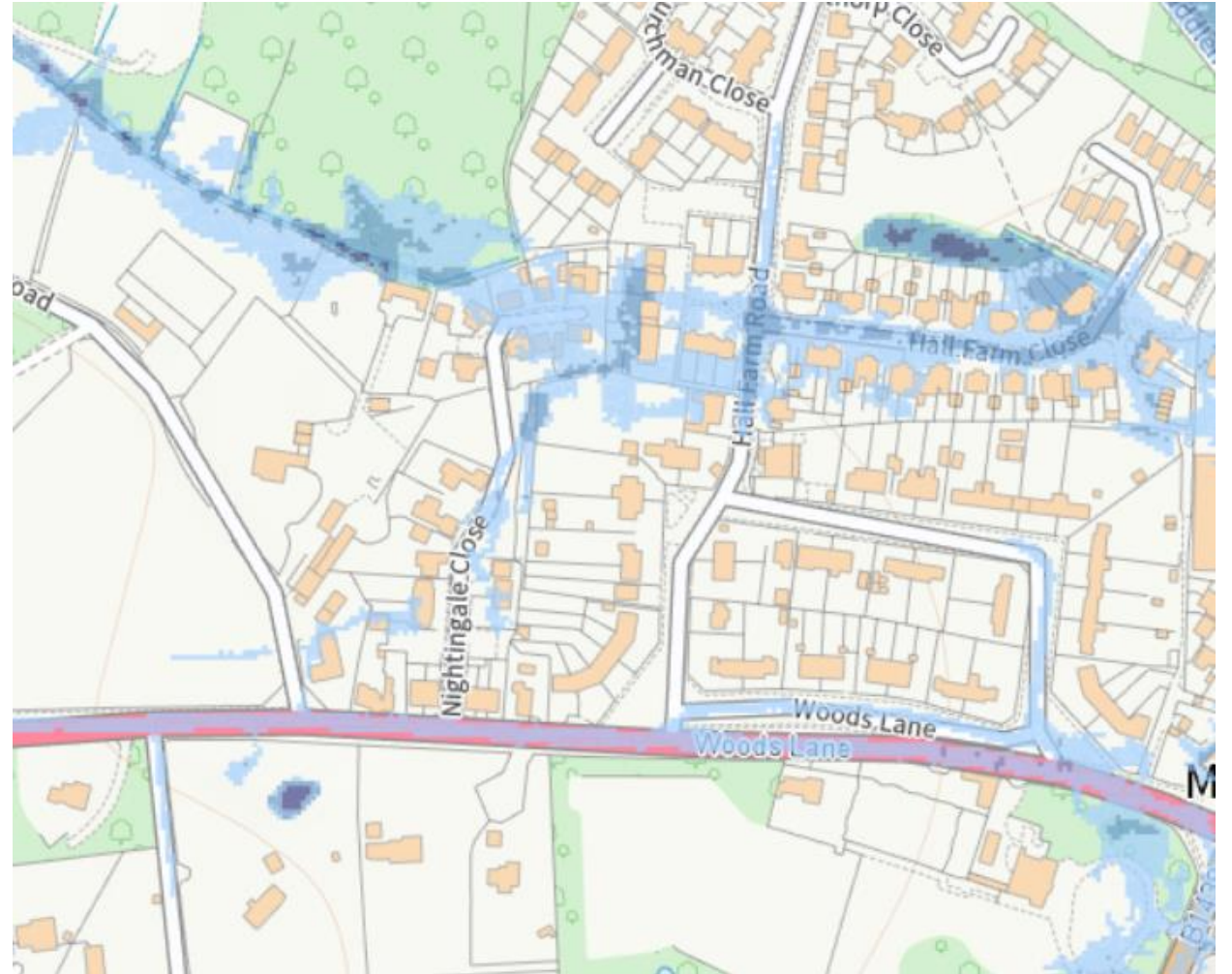
Photographs – West



Photographs – Ditch



Flooding




Material Planning Considerations

- Design
 - Impact on neighbouring Amenity
 - Flooding
 - Loss of Trees
 - Loss of Garden/Greenspace
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- Time limit
 - Plans
 - Materials
 - Area provided for Loading Unloading
 - Creation of Electric Vehicle Charge Point
 - Arboricultural Method Statement
 - Land Contamination
 - Ecology
 - Construction Management Plan
 - Removal of Trees and Shrubs in acceptable months
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide. It starts from the bottom edge and slopes upwards towards the right.