

Item: 7

DC/22/3221/FUL

Creation of a new row of 19 Beach Hut sites to the seaward side of an existing row at Manor Road, Felixstowe. These will provide relocation sites for the 14 displaced huts at the Spa in the row behind.

Beach Hut Site, Manor Road, Felixstowe, Suffolk



Summary

This application seeks full planning permission for the siting of 19 beach huts and creation of a front row of beach huts at Manor End. The existing beach huts would be relocated to the front row, and allow 14 of the beach huts relocated from the Spa promenade to be sited in the row behind. The scheme is considered acceptable and recommended for approval.

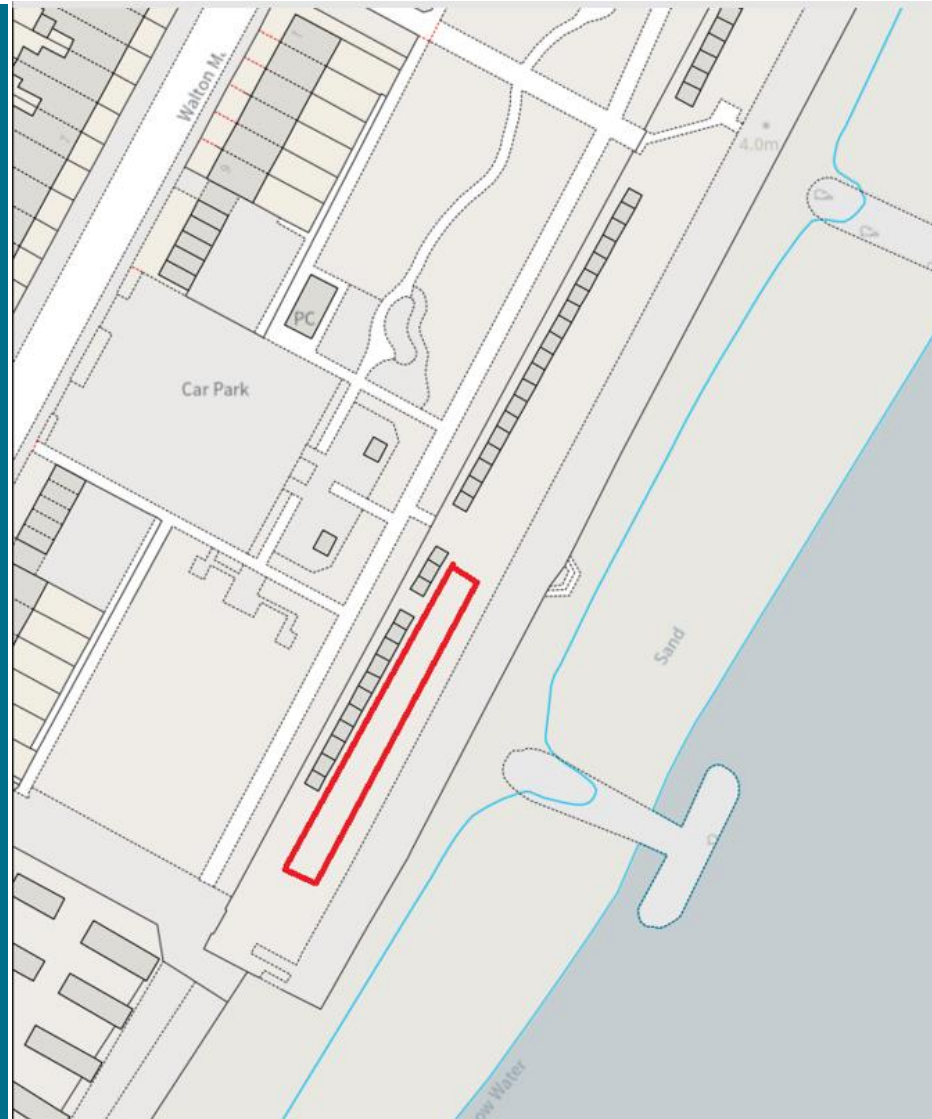
As the applicant and landowner is East Suffolk Council, the proposal is to be determined at planning committee in accordance with the scheme of delegation.

Update

Site location plan received 7 November 2022

Design and Conservation Officer comments were received on 28 September 2022 – these were omitted from the report in error. The comments raise no objections to the proposals on heritage grounds, noting that the huts are not within the sightlines of the Martello Tower, full comments on the public site

Site plan and aerial



<https://www.google.com/maps/place/Felixstowe/@51.9472991,1.3342929,212m/data=!3m1!1e3!4m5!3m4!1sox47d97635581d89a3:ox821bdd4b6b3e6dfo!8m2!3d51.961726!4d1.351255>



View west from the promenade



View looking northwest





View looking southwest





View looking southeast from Martello Park

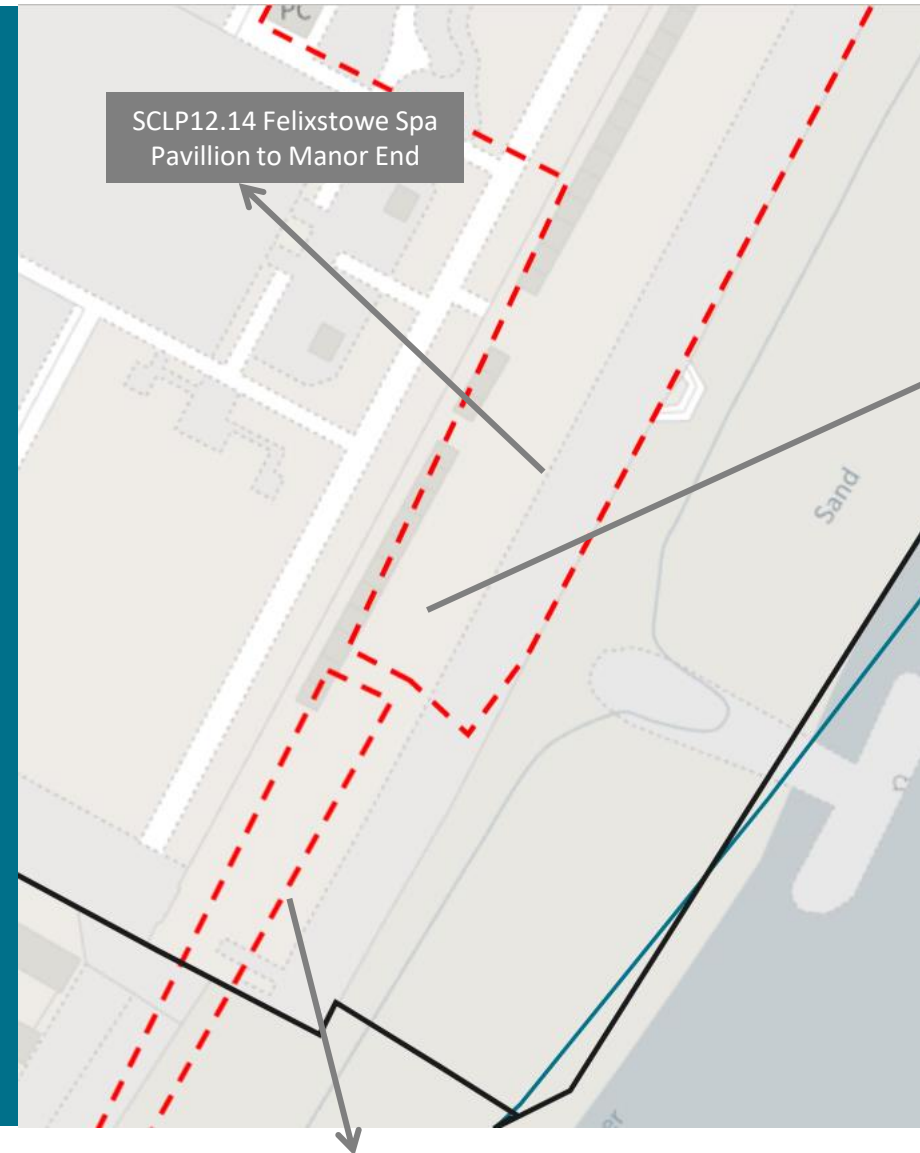




View looking northwards on the promenade



Site location – policy context



SCLP12.14 Felixstowe Spa
Pavillion to Manor End

Site location

SCLP12.15 Manor End to Landguard

Policy SCLP12.14: Spa Pavilion to Manor End

The Council will support and promote high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. The area has, in part, a rich Edwardian and Victorian character and any proposals will need to maintain the active commercial frontage and be of a high quality design which respects the town's heritage. Proposals which actively encourage new resort experiences will be welcomed.

Resort related uses will be supported on the Sea Road frontage. Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities. Where this is not possible or unviable there may be opportunities for residential units on upper floor or at the rear of sites.

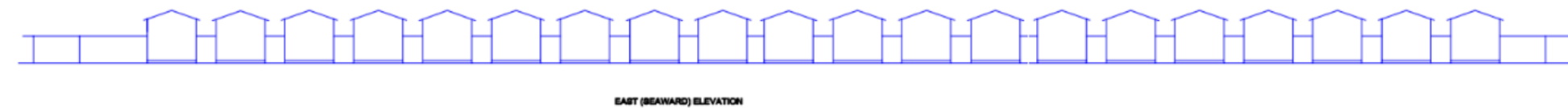
Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.

The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be supported to ensure that the resort offers a range of high quality attractions for visitors and residents, as set out in Policy SCLP12.16.

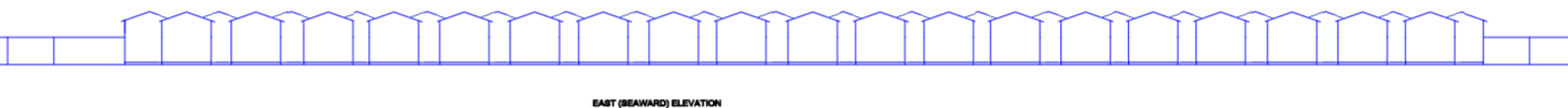
Between the Pier and the Spa Pavilion, activities which promote cultural attractions including cafes, restaurants and shops on the ground floor will be supported where they make a positive contribution to the significance of the two Conservation Areas, and respect the Registered Gardens and the Victorian and Edwardian architectural heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.

Elevations

Existing



Proposed



Material planning considerations

The following material planning considerations have been considered – as addressed within the reporting:

- Landscape and visual amenity
- Ecology
- Coastal environment and flood risk

Recommendation

Approve subject to the conditions below;

- **Commencement**
- **Plans**
- **Use restriction**