

Item number 4:

DC/22/0493/VOC

Variation of Condition No. 2 of  
DC/21/0565/FUL - Construction of a single  
dwelling - alterations to approved drawings

Plot 2 Adjacent To Spindles, Carlton Road,  
Kelsale, Suffolk, IP17 2NP



Summary of comments:

### **Town/ Parish Council Comments**

Kelsale-cum-Carlton Parish Council objects to this proposal. The Council disagrees with the contention in the Design and Access statement (section 3, paras 2 and 3 that "the size of the collective site and its open setting calls for another building of significant presence". There is also the loss of open space with views across the vale containing Carlton

Since the update sheet was published the ward member has also sent in comments (9/5/2022) supporting the comments of the Parish Council that the VOC should be refused.

Following presentation of this to the referral panel it was determined that this warranted further debate and scrutiny by the Planning Committee

# Arial and site location plan

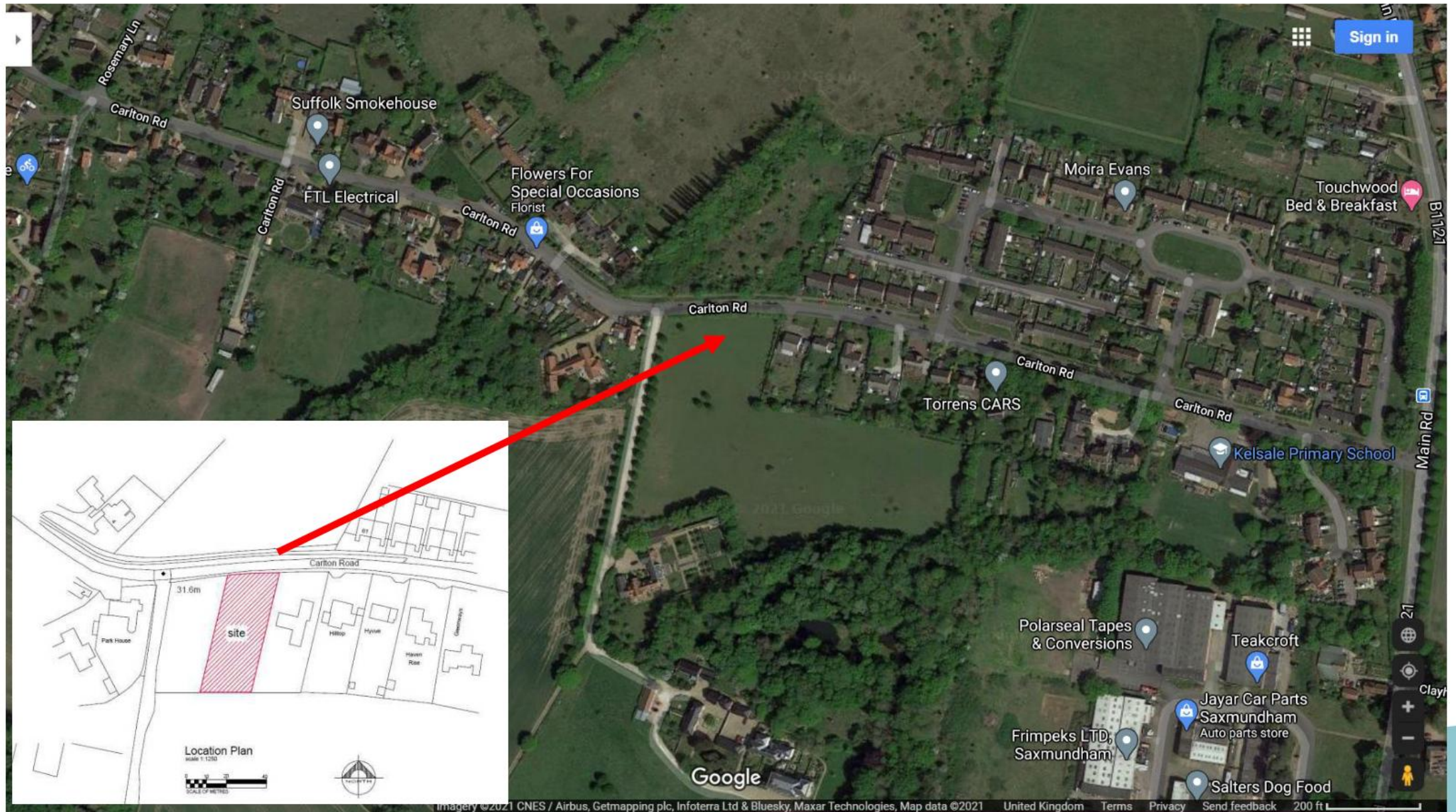




Photo from previous application





Plot 1 photos  
from previous  
application





Streetscene 2022, showing the complete plot 1, adjacent to the east of the application site





Front of plot 1, and site showing works have started on the foundations



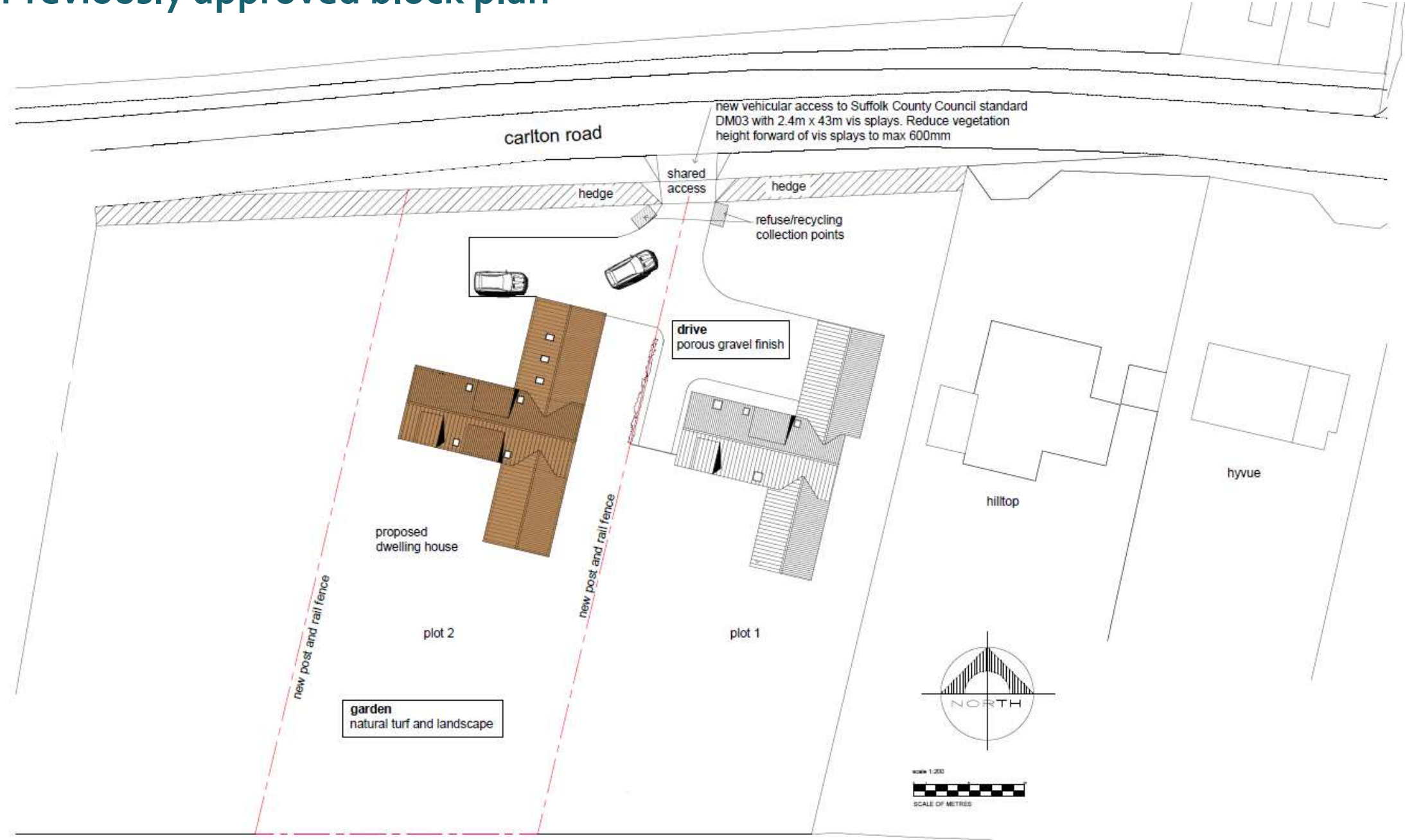


## View of site, and view from the pavement on the other side of the road towards the site



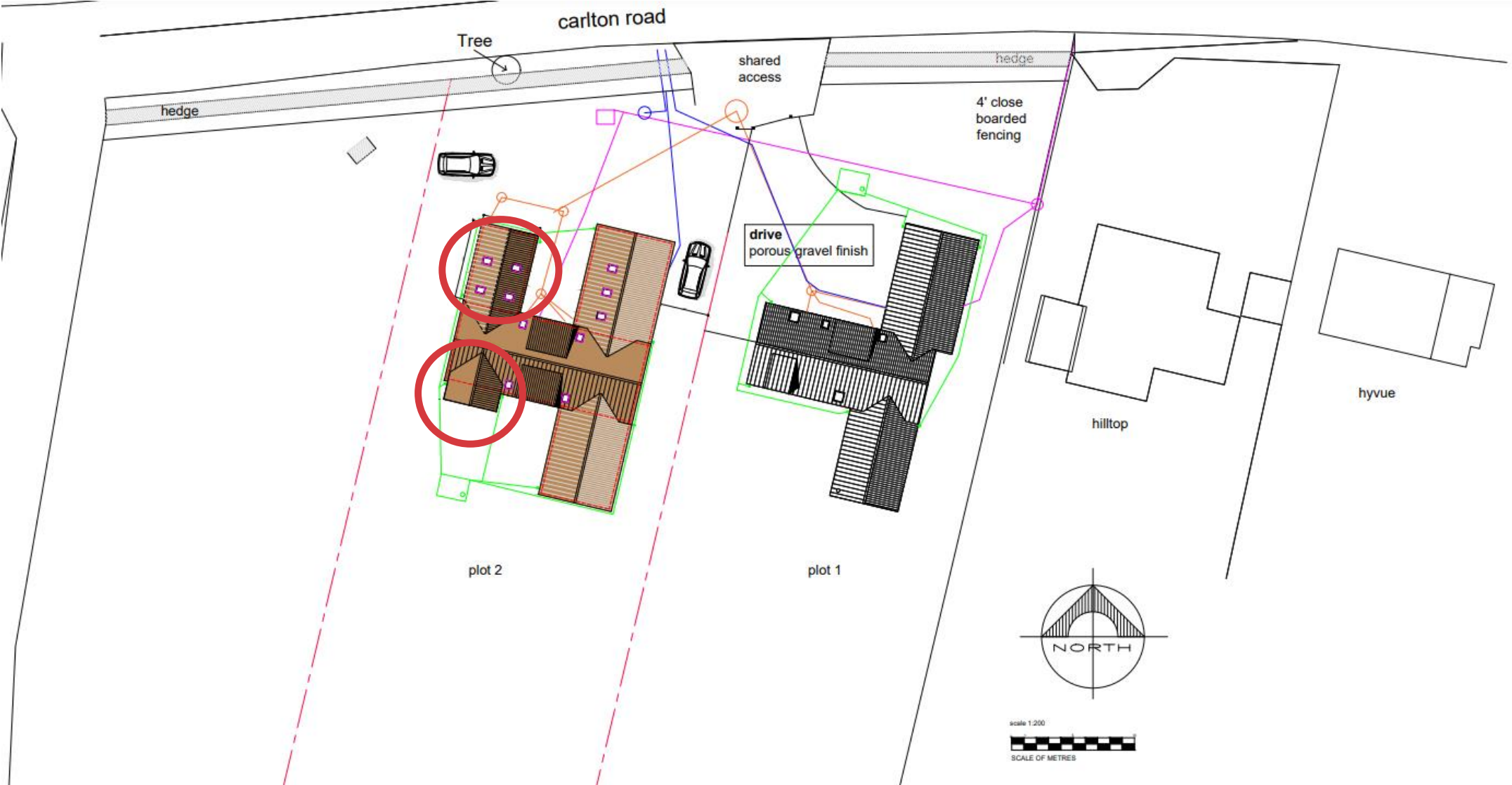


# Previously approved block plan



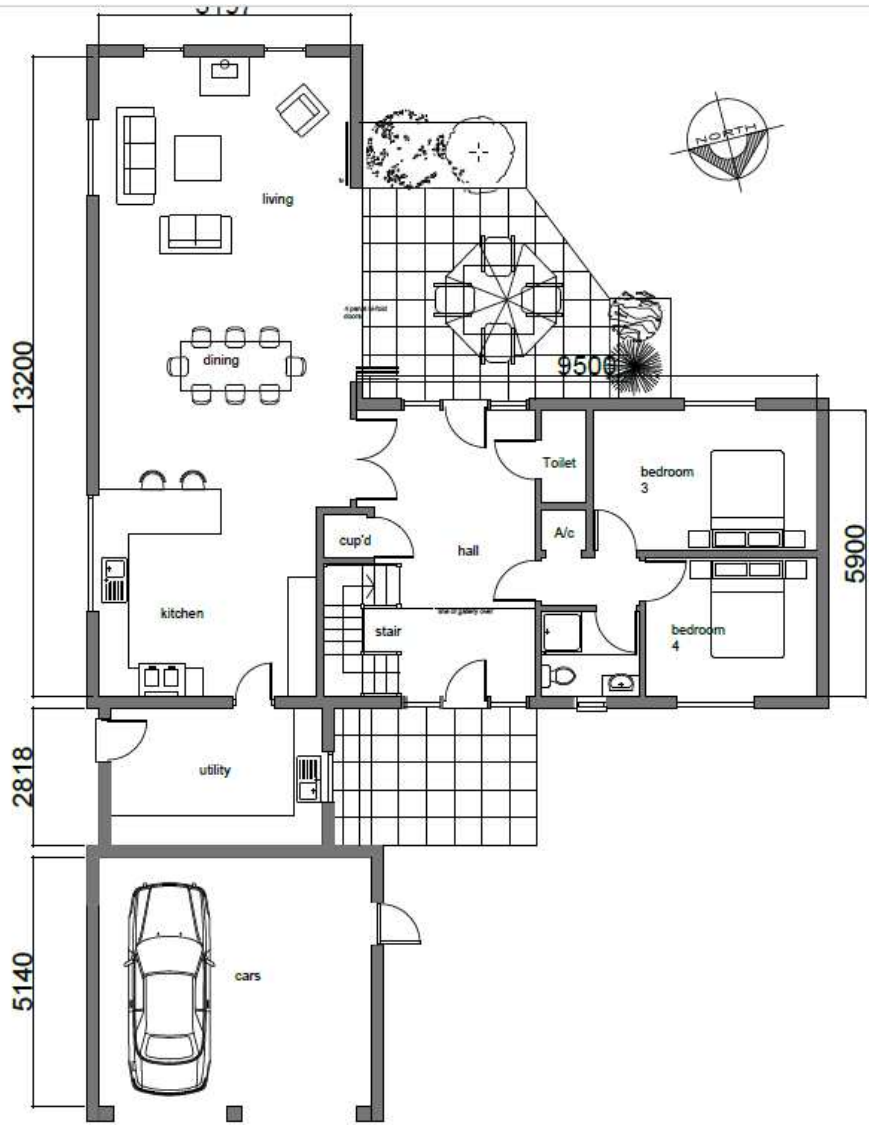


# Proposed block plan

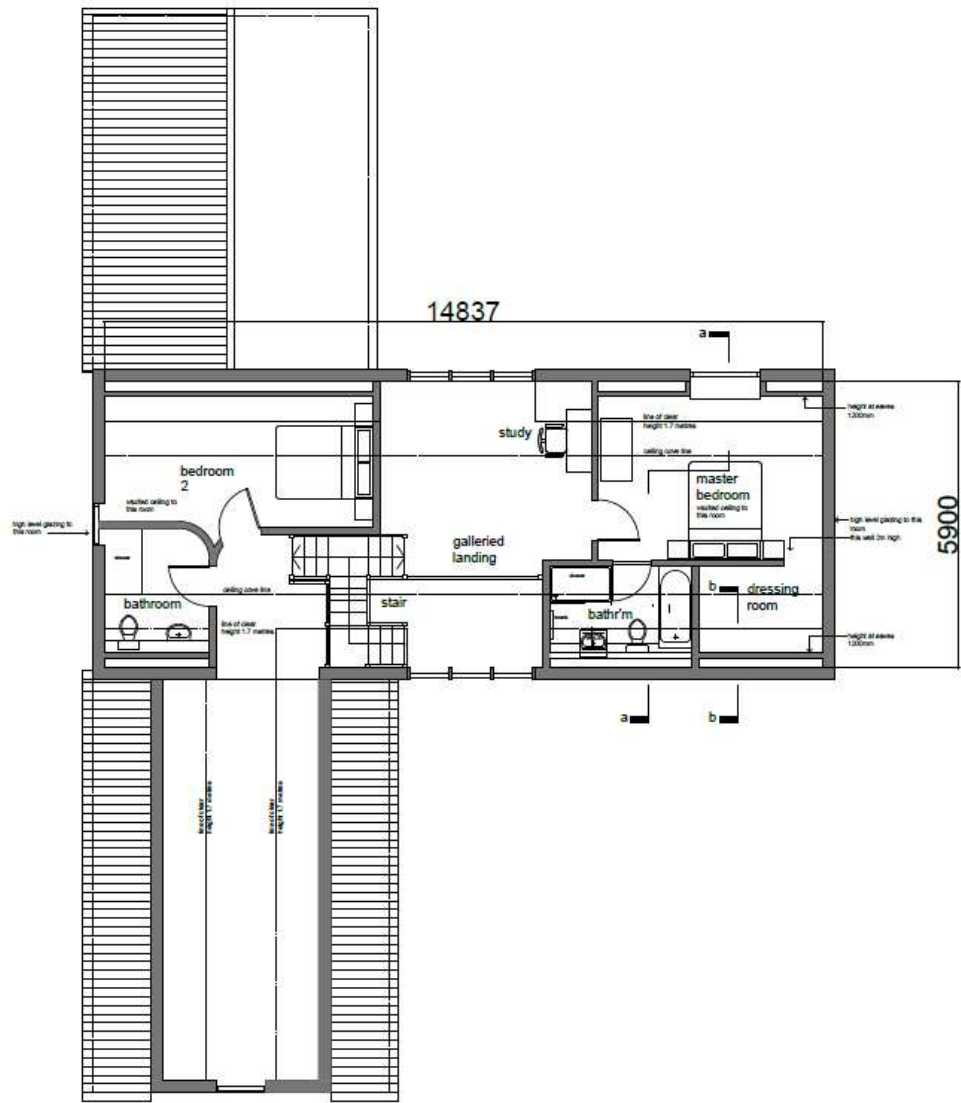




# Previously approved Floor Plans



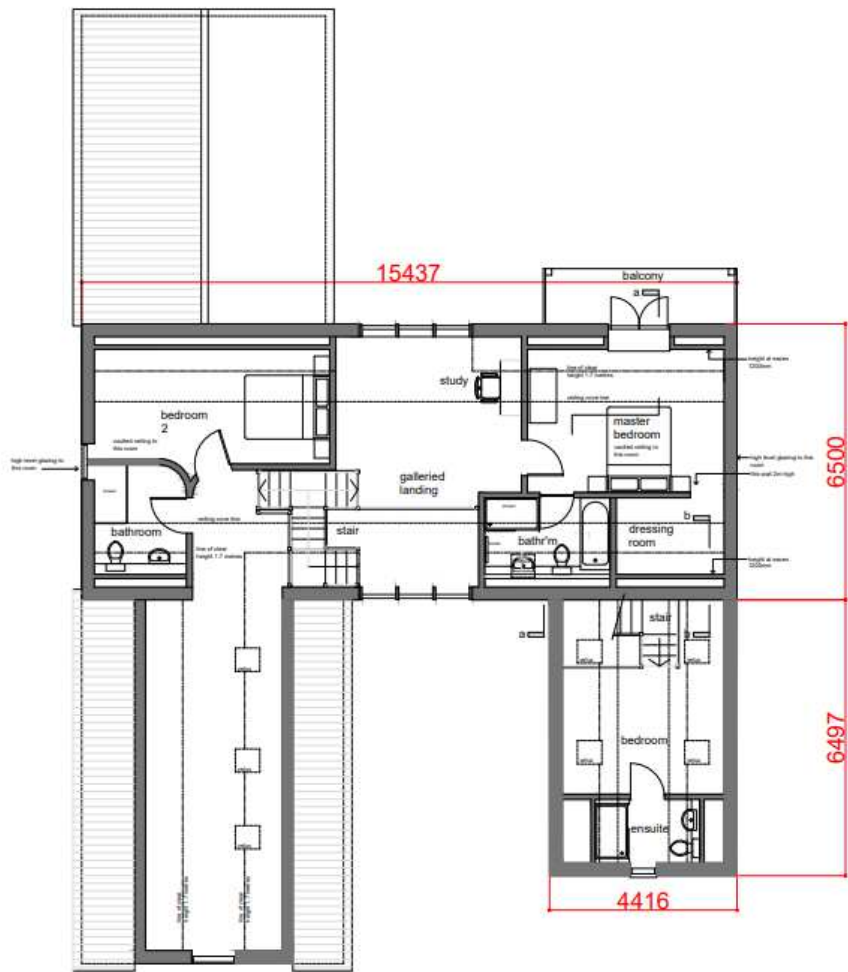
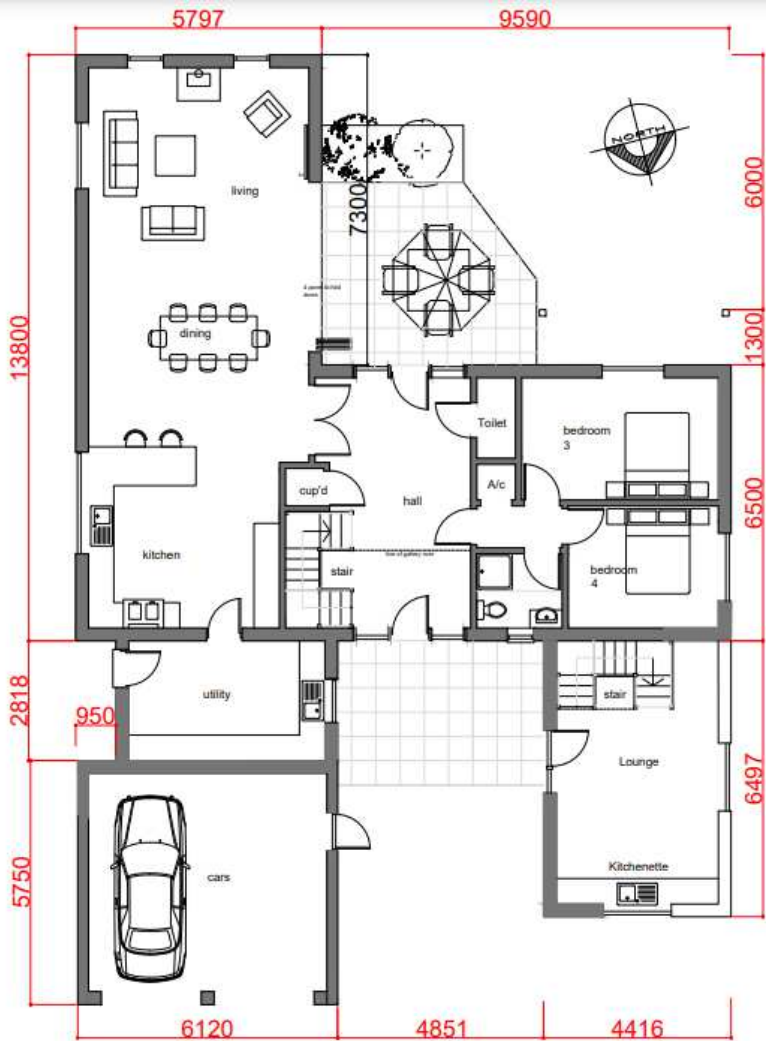
Ground Floor Plan



First Floor Plan



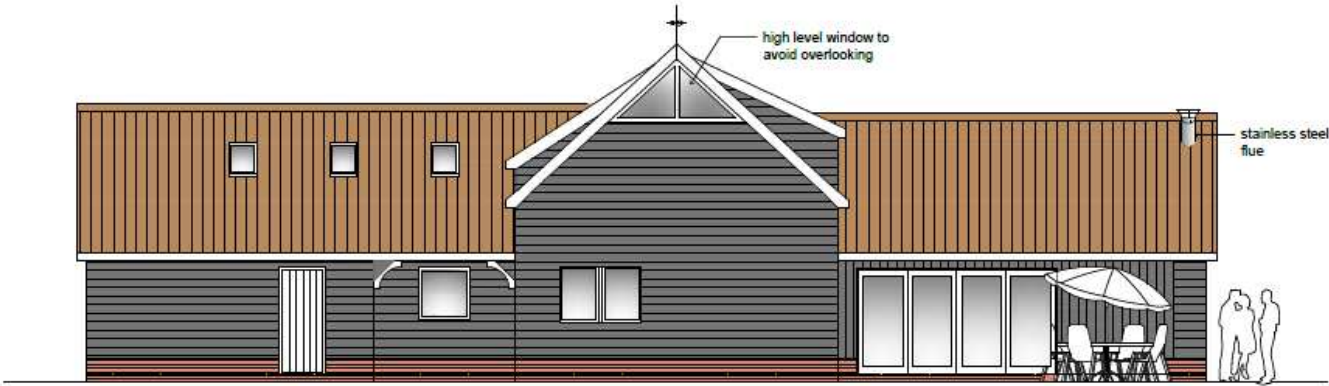
## Proposed floor plans



# Previously approved Elevations



North Elevation  
scale 1:100 at A1

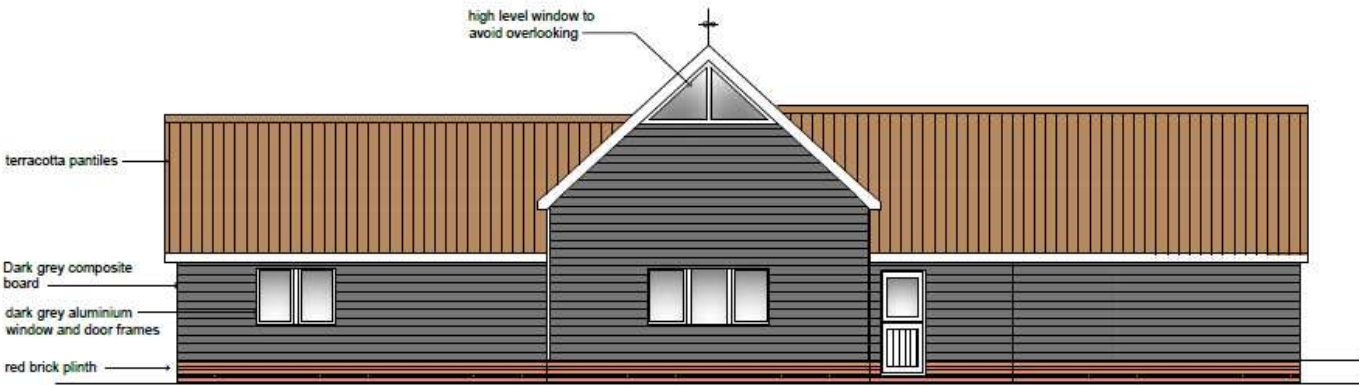


West Elevation

Vertical



South Elevation



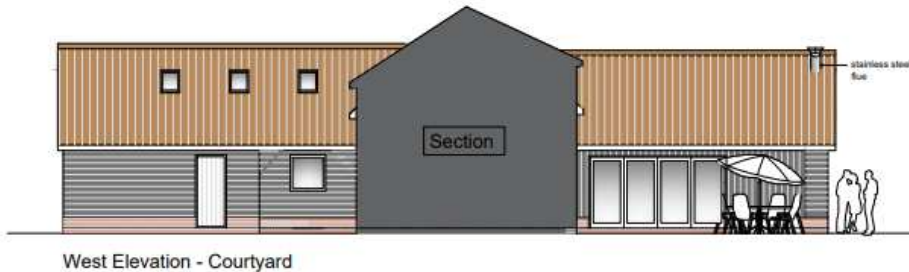
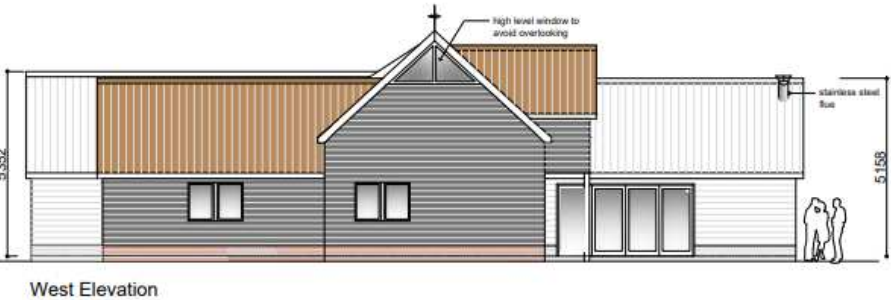
East Elevation



# Proposed elevations



Note Elev  
front



## Recommendation

**Recommendation is to approve the planning application with as per the amended plans and addition of an annex occupancy condition.**

- Time limit
- Compliance with approved plans
- Materials
- Hedge planting
- Access in accordance with DM01 (entrance width 4.5m)
- Access gradient (first 5m)
- Access gradient
- Access properly surfaced with a bound material
- Highways PD restriction in visibility splays
- Parking (provided and thereafter retained)
- Unexpected contamination
- Accordance with PEA
- Hedge removal restriction
- Annex occupancy restriction