



PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

Bullworthy Shallish LLP C/o Mr A Shallish
3 Quayside Place
Quayside
Woodbridge
IP12 1FA

Applicant: Mrs R Dunford

Date Received: 22 October 2012
Date Valid: 22 October 2012

Application No: C12/2225/

Particulars and location of development:

**Erection of detached dwelling, driveway and cartlodge
PART SIDE GARDEN, THE GABLES, WOODS LANE, MELTON**

Suffolk Coastal District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Approved Plans: Drawing No. 5728-02 received 22 October 2012
Drawing Nos. 5728/01A and 03A received 22 November 2012
Design and Access Statement received 22 October 2012
Arboricultural Report received 22 October 2012

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following:

Drawing No. 5728-02 received 22 October 2012
Drawing Nos. 5728/01A and 03A received 22 November 2012
Design and Access Statement received 22 October 2012
Arboricultural Report received 22 October 2012

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter

retained as such, unless otherwise agreed in writing with the local planning authority.

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Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

5. Prior to the commencement of development, protective fencing shall be erected around all trees whose canopy and/or root protection area lies within 10 metres of the location of the proposed works (dwelling, terrace, driveway and cartlodge) as set out in the approved Arboricultural Statement. All other suggested methods in the approved Arboricultural Statement shall be carried out in full unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

6. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Drawing No. DC101/A. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

7. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

8. The access driveway shall be constructed at a gradient not steeper than 1 in 8.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

9. No development shall commence until details have been submitted and approved in writing by the local planning authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

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10. Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse/recycling bins are not stored on the highway causing obstruction and dangers for other users.

11. The use shall not commence until the areas within the site shown on Drawing No. 5728/01 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the areas shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

12. Although site investigation has not previously identified any contamination associated with this site, if any contamination is encountered anywhere on the site during the development, it must be reported to the Local Planning Authority. Where remediation is necessary a scheme shall be prepared and agreed in writing with the Local Planning Authority prior to any works which may disseminate or bury the contaminant or put any site operative at risk.

Reason: To ensure there is no risk to the public from contaminated land.

Summary of reasons for approval: The location of the proposed dwelling would be within an existing settlement and represent a sustainable form of development. The design is considered to be acceptable and the development would not materially detract from the character of the area nor be detrimental to neighbours' residential amenity.

In determining this application the local planning authority has had regard to the following:-
National Planning Policy Framework 2012;

Suffolk Coastal Local Plan (incorporating first and second alterations) policies AP19, AP26, AP28, AP39, AP102, AP103;

Local Development Framework Pre-submission Core Strategy and Development

Management Policies Development Plan Document (December 2011) Policies SP3, SP12, SP15, SP16, SP19, SP26, DM7, DM19, DM21, DM23, DM32; and

Other material considerations.

It concluded that the development proposed accorded with the provisions of the development plan, national guidance and interim policy and did not result in demonstrable harm to interests of acknowledged importance.

Notes to Applicant:

1. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the

applicant's expense.

The County Council's East Area Manager must be contacted at County Buildings, Street Farm Road, Saxmundham IP17 1AL. Telephone 01728 403087.

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.



Mulley

P J Ridley
Head of Planning Services

Date: 10 December 2012

