



PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

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Mr Wells
Little bass
Ferry quay
Woodbridge
Suffolk
IP12 1BW

Applicant: Mr & Mrs Curzon

Date Received: 26 April 2013
Date Valid: 09 May 2013

Application No: C13/0808/

Particulars and location of development:

Single storey side extension to domestic dwelling
5 SCOTT LANE, MELTON, WOODBRIDGE, IP12 1TJ

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. PW589_001 received 9 May 2013
Arboricultural Report received 9 May 2013

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 materials, detailing and finishes to be used shall match the existing and shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.
3. No development shall commence until an Arboricultural Method Statement (which term shall include i) methods of tree and hedgerow protection in accordance with BS

5837:1991 and a plan submitted to the Local Planning Authority, ii) method of construction within 10m radius of the trees to be retained including details of excavation, service trenches, building foundations and tree and hedge protective fencing and iii) a schedule of proposed remedial tree surgery works to be undertaken) have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall be undertaken in full accordance with the Arboricultural Method Statement.

Reason: To ensure that the works undertaken in the vicinity on trees protected by a preservation order and hedgerows afforded 'important' status, under the Hedgerows Regulations, are carried out in a way that minimises/prevents damage to them.

4. The office hereby permitted shall only be used for purposes incidental to the residential use of the dwellinghouse.

Reason: In the interest of amenity.

Summary of reasons for approval:

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 AP17, AP19, AP39;

Local Development Framework Pre-submission Core Strategy and Development

Management Policies Development Plan Document (December 2011) Policies DM21, DM23;

SPG16; 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.



P J Ridley
Head of Planning Services

Date: 20 June 2013