

Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich,
IP1 2BX

Our ref: E927.C1.Let01
01st November 2022

Dear Sir / Madam,

SECTION 73 APPLICATION FOR THE VARIATION OR REMOVAL OF CONDITIONS ATTACHED TO PLANNING APPLICATION DC/21/06729.

LAND WEST OF ROSEMARY, CHURCH ROAD, STOWUPLAND, SUFFOLK IP14 4BG

CONDITIONS TO BE VARIED; 2, 10, 11, 14
CONDITIONS TO BE REMOVED; 4, 5, 6

This variation of conditions application seeks agreement from the Mid Suffolk District Council to vary or remove conditions 2, 4, 5, 6, 10, 11 and 14 attached to planning consent DC/21/06729.

This variation application seeks approval to vary condition 2 to update the approved documents for minor changes to the design and layout of the development. This application also seeks to vary conditions 10 (access surface treatment), 11 (highway drainage) and 14 (materials). The updated plans which are submitted with this application provide the information which was required to be submitted under these conditions to the local planning authority for approval. Therefore a variation to the wording of these conditions has been suggested which requires the details included within the updated documents are constructed and retained thereafter for the intended purpose.

This application also seeks to remove conditions 4, 5 and 6 which relate to the archaeological evaluation of the site. An archaeological investigation was undertaken which revealed no archaeological remains on the site. This evaluation has been submitted to the OASIS archive and therefore the requirements of these conditions have been met and they should be removed from the consent.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748



Condition 2 – Approved Plans and Documents

This variation of conditions application seeks to amend the list of approved documents listed under Section A of planning consent DC/21/06729. The changes put forward to the approved plans are as follows;

Site Plan

- Plot 1 rear wall amended to be 1 metre further north.
- Plot 4 side projection moved to the northern end of the western elevation by 2.5 metres.
- Re-arrangement of the parking area for Plot 4.

Plot 1 Floor Plans and Elevations

- Change to rear elevation and rear roof to create a rear gable.
- The rear wall is extended 1 metre to the north.
- Rearrangement of internal room layout.

Plot 4 Floor Plans and Elevations

- Removal of the integrated garage to create a sitting room.
- Rearrangement of internal room layout.
- Relocation of chimney to the eastern gable end.
- Replacement of garage doors on the front elevation with two windows.
- Movement of side projection on the western side of the house 2.5 metres north.

As shown in Figure 1, the changes are hard to identify from the front elevations and have little impact on the street scene.



Figure 1 - Previously approved front elevations against the proposed front elevations for plots 1 and 4 (Not to scale)

These minor changes make better use of the floor area of the houses and create properties which are more spacious internally with minor changes to the external footprint or exterior of the houses. The updated elevations provide more varied roof patterns and improve the character and design of the properties.

The main change to Plot 4 is the replacement of the garage with a sitting room. The site plan has been amended to provide additional parking at the front of the house to compensate for the loss of garage parking space. The windows which replace the former garage doors are attractive and improve the outlook of Plot 4.

The main change to Plot 1 is the introduction of a gable to the rear elevation.. This design change makes this plot more attractive and breaks up what would have been a long expanse of roof. The previously approved design included an existing window at the same height and facing the same direction as the newly introduced rear window so there is no additional overlooking of the neighbouring garden created by this change.

The visibility splay plan has been removed as this is shown on the updated site plan.

Submitted with this variation of conditions application is a materials plan for the development which is included in the updated documents list.

Updated Section A - Approved Documents List;

Approved Plans (DC/21/06729)	Proposed Updated Plans
Defined Red Line Plan 475-SL1	Defined Red Line Plan 475-SL1
Topographic Survey 475-TS1	Topographic Survey 475-TS1
Block Plan - Proposed 475-01 REV C	Proposed Site Plan 22023-05
Plans - Proposed 475-02 PLOT 1	Plot 1 – Revised Design Proposal 22023-13
Plans - Proposed 475-03 PLOTS 2 AND 3	Plans - Proposed 475-03 PLOTS 2 AND 3
Plans - Proposed 475-04 PLOT 4	Plot 4 – Revised Design Proposal 22023-43
475-VS1 Visibility Splay	Plot 1 Materials Plan 22023-50
	Plot 2 and 3 Materials Plan 22023-51
	Plot 4 Materials Plan 22023-52

Condition 4 – Archaeological Evaluation

This condition requires that before development takes place, a scheme of archaeological evaluation of the site is submitted and approved in writing by the Local Planning Authority. Under Conditions discharge application DC/22/04392 report Archaeological Evaluation Scheme was acceptable and this condition was discharged.

The requirements of this condition have been fully met; therefore, this condition should be removed for the variation of conditions decision notice.

Condition 5 – Archaeological Written Investigation

This condition requires that before development a written report showing the results of the archaeological evaluation should be submitted to the Local Planning Authority. Submitted with

this variation of conditions application is an Archaeological Evaluation Report – Ref SUP 076. This report concludes that the site has only been for agricultural use. Given that no important archaeological remains were found, it is recommended that no further investigations should be required at the development site. These results were provided to Suffolk County Council Archaeology who agreed that the investigation undertaken was sufficient and the results did not warrant any further evaluation.

The requirements of this condition have been fully met; therefore, this condition should be removed for the variation of conditions decision notice.

Condition 6 – Archaeological Works

This condition requires that before the occupation of the development site the agreed archaeological evaluation should be completed and submitted to the Local Planning Authority. This condition further required the analysis, publication and dissemination of the results and archival deposition of the archaeological investigation. There were no significant findings on the site and an analysis of the investigation has been documented in the submitted Archaeological Evaluation Report – Ref SUP 076. Included on page 25 of this report is the submission confirmation of the report to the OASIS archaeological archive under reference 'johnnewm1-508881'.

The requirements of this condition have been fully met; therefore, this condition should be removed for the variation of conditions decision notice.

Condition 10 – Highways Access Surface Treatment

This condition requires that before the occupation of the development, the new access shall be properly surfaced in a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway. This condition requires that detail so the bound material should be submitted to and approved in writing by the Local Planning Authority.

The updated Site Plan reference 22023-05 shows the access to the site which is constructed from tarmac for the first 5 metres, therefore this condition should be reworded as follows;

Before the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material as shown on Site Plan 22023-05 for a minimum distance of 5 metres from the edge of the metalled carriageway. The bound material shall be retained and maintained thereafter.

Condition 11 - Highways Surface Water Prevention

This condition requires that before the commencement of any works to the access, that details shall be submitted to 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.

Submitted with this variation of conditions application is Drainage Plan 143-2022-SK111022-P1. This plan shows that a high point is created at the highway boundary and so all water from the site will flow away from the public highway and into the drainage features on the site.

This condition should therefore be varied as follows;

The buildings shall not be occupied until the details shown in Drainage Plan 143-2022-SK111022-P1 to prevent the discharge of surface water from the development onto the highway have been provided and shall be retained and maintained thereafter in its approved form.

Condition 14 – Agreement of Materials

This condition requires that before the commencement of development above slab level, the details of the external facing and roofing materials used in construction have been submitted to and approved in writing by the Local Planning Authority.

Submitted with this variation of conditions application are materials plans for each of the houses which provide the proposed facing and roofing material; Materials Plan Plot 1 22023-13, Materials Plan Plot 2 and 3 22023-51 and Materials Plan Plot 4 22023-52.

Therefore, this condition should be varied as follows;

The materials hereby agreed upon as set out in Materials Plan Plot 1 22023-13, Materials Plan Plot 2 and 3 22023-51 and Materials Plan Plot 4 22023-52 shall be used in the development and fully applied before the first use/occupation.

We enclose the following documents with this application:

1. Planning Portal Application Forms
2. This Covering letter
3. Site Plan 22023-05
4. Plot 1 Floor Plans and Elevations 22023-13
5. Plot 4 Floor Plans and Elevations 22023-43
6. Materials Plan Plot 1 20023-50
7. Materials Plan Plots 2 and 3 22023-51
8. Materials Plan Plot 4 22023-52
9. Archaeological Evaluation Report SUP076
10. Drainage Plan 143-2022-SK111022-P1
11. Design Expectations Validation Requirements Form

We trust that this is sufficient for you to progress this variation application and we will be in touch when an officer has been allocated.

Yours sincerely



SAM STONEHOUSE
SENIOR PLANNER
EVOLUTION TOWN PLANNING LTD