



## PLANNING PERMISSION

Town and Country Planning Act 1990

**Correspondence Address:**  
Brooks Architects Ltd  
16 Colonial House  
Leiston  
Suffolk  
**IP16 4JD**

**Applicant:** John Catt Educational Ltd

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Date Received: 21 December 2007  
Date Valid: 24 December 2007

**Application No:** C07/2341/

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**Particulars and location of development:**

**Conversion of the Old School from office to two residential units including the removal of Condition 02 on planning permission C02/1993 which relates to the occupancy of the dwelling.**

**OLD SCHOOL HOUSE, LOW ROAD, GREAT GLEMHAM, SAXMUNDHAM, IP17 2DH**

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**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:** 0722/03 received 21.12.2007 and 0722/02 received 21.12.2007

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 construction of buildings hereby permitted shall not commence until details of the roof and wall materials to be used, have been submitted to and approved in writing by the local planning authority.

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

3. All external joinery shall have a painted/white stained finish unless otherwise agreed in writing by the Local Planning Authority.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 [or any Order revoking or re-enacting the said Order] no windows or openings shall be inserted/added into the side elevations and roof of units 1

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and 2, unless otherwise agreed in writing with the local planning authority.

**Reason:** To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

5. None of the existing trees or hedgerow on the site shall be uprooted, felled, willfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedgerow 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 and/or shrubs of a size and species which have previously been agreed in writing by the local planning authority.

**Reason:** To safeguard the visual amenity provided by the trees and hedgerows.

6. The parking area shown on drawing 0722/03 received 21.12.2007 shall thereafter be retained for use as such unless otherwise agreed in writing by the Local Planning Authority.

**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.

7. Prior to the commencement of development, precise details of the following shall be submitted to and agreed in writing by the Local Planning Authority:

i) Roof lights which shall be of the flush fitting conservation style and with bottom cill no lower than 1.7 metres above first floor level, notwithstanding the submitted details.

ii) Foul and surface water drainage.

iii) Eaves, verges and bargeboards

iiii) Windows

v) Boundary details

Only the approved details shall be implemented.

**Reason:** In the interest of visual amenity, neighbouring privacy and to ensure adequate drainage provision.

8. The study window on the west elevation of Unit 1 shall be fitted and remain fitted with patterned/obscured glass, details of which shall be submitted to and approved in writing by the local planning authority before the glazing is installed.

**Reason:** In the interest of residential amenity.

9. The portacabin offices shall be removed from the site prior to the first occupation of the new residential units unless otherwise agreed in writing by the Local Planning Authority.

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

**Summary of reasons for approval:**

In determining this application the local planning authority had regard to the development plan policies set out below (together with relevant Supplementary Planning Guidance) and other material planning considerations. It concluded that the development proposed accorded with the provisions of the development plan and did not result in demonstrable harm to interests of acknowledged importance.

Local Planning Policies: AP13, AP17, AP19, AP21, AP27, AP34, AP37A, AP38A, AP50, AP102 and AP103

**Notes to Applicant:**

1. This planning permission contains condition precedent matters that must be discharged before the development approved is commenced, or any activities that are directly associated with it. If development commences without compliance with the relevant conditions(s) you will not be able to implement the planning permission & your development will be deemed unauthorised. An application under Section 73 of the Town & Country Planning Act 1990 will be required to amend the relevant condition(s) before development continues. You are strongly recommended to comply with all conditions that require action before the commencement of development.
2. The applicant's attention is drawn to the contents of the Suffolk Fire and Rescue Service letter dated 21.01.2008, and to the contents of County access letter dated 16.01.2008 (Both enclosed herewith).
3. This consent grants removal of condition 02 on Planning Permission C02/1993 which relates to occupancy of the dwelling. If that dwelling is not commenced within its 5 year planning permission and a new application is made affordable housing provisions will be required owing to the total of 3 dwellings on the site.
4. The application is the subject of a playspace payment.
5. There is a Section 106 Planning Obligation relating to this development.



P J Ridley  
Head of Planning Services

Date: 01 September 2008