

SIMPLIFIED REPORT PROTOCOL

HOUSEHOLDER APPLICATION APPROVALS

Reference: DC/25/01707

Address: Playview

Long Green

Bedfield

Woodbridge

Suffolk

IP13 7JE

Case Officer: Finlay McKenzie

I confirm that I undertook a site visit on 01/05/2025 and was able to see sufficient context along with submission details to enable me to determine this application, having regard to all material planning considerations. I have uploaded relevant site photographs taken from appropriate viewpoints to the casefile.

ANY OBJECTIONS?

	Yes	No	Comments
Parish/ Town Council		✓	No comment received.
Consultees		✓	Environmental Health (NOLS) recommended conditions for the construction phase.
Neighbours		✓	
Member Call-In Note: If it is an unconditional call in this procedure is not suitable		✓	

IS THE APPLICATION SUPPORTED BY SUFFICIENT INFORMATION TO ALLOW FOR DETERMINATION?

Yes	No	Comments
✓		

NEIGHBOURHOOD PLAN STATUS

No NP	NP at early stages	NP consultation	NP referendum	Made/ Adopted NP
✓				

Comments on Neighbourhood Plan status and policies:

ASSESSMENT

Relevant Policies:

SP03 - The sustainable location of new development

SP09 - Enhancement and Management of the Environment

SP10 - Climate Change

LP03 - Residential Extensions and Conversions

LP15 - Environmental Protection and Conservation

LP16 - Biodiversity & Geodiversity

LP17 - Landscape

LP23 - Sustainable Construction and Design

LP24 - Design and Residential Amenity

LP27 - Flood risk and vulnerability

LP29 - Safe, Sustainable and Active Transport

NPPF - National Planning Policy Framework

PPG - Planning Practice Guidance

In your professional opinion will the proposal give rise to unacceptable impacts that cannot be reasonably mitigated by condition in the following areas and/or would be contrary to relevant policies and guidance that relate to:

	Yes	No	Comments
Principle		✓	Inside defined Settlement Boundary.
Design		✓	The side and porch extensions, and garage have a traditional and in keeping design. The garage uses a traditionally ancillary form and layout.
Parking		✓	Sufficient parking space to accommodate increase in minimum parking provision.
Highway Matters		✓	No change to visibility splays, access or manoeuvring areas.
Heritage		✓	No negative impact.
Trees		✓	No negative impact.
Flooding		✓	Flood Zone 1 and Very Low Surface Water Risk, including Climate Change.
Ecology		✓	No negative impact on ecology. Biodiversity enhancements conditioned.
Landscape		✓	No negative impact.
Harm to outlook		✓	No negative impact.
Loss of privacy		✓	No negative impact.
Back-to-back distances		✓	No negative impact.
Overlooking		✓	No negative impact.
Loss of sunlight		✓	No negative impact.
Loss of		✓	No negative impact.

daylight			
Noise		✓	No negative impact.
Overshadowing		✓	No negative impact.
Other issues		✓	

If you answer YES in any part of the ASSESSMENT section then the Simplified Report Protocol cannot be used and a standard delegated report is required

Note to case officer and their mentor:

- Please use this form to screen and review cases
- Should the Simplified Report Protocol be used to determine a case, the decision shall be reviewed and signed off by the mentor

Initial meeting date with mentor:

02/06/2025

Key actions:

No actions.

SUMMARY COMMENTS:

Traditionally and complimentary extensions to bungalow. Garage is traditional in scale, form, and materials.

Summary of conditions:

Standard time limit, approved plans, and biodiversity enhancements.

Mentor sign off date: 05/06/2025

Mentor signature: D.Cameron