

## *For Sale By Online Auction*

*An exciting development opportunity comprising a 1920s four bedroom house requiring complete refurbishment, together with pp within the grounds for the construction of a pair of semi-detached dwellings, just a short distance from the sea front.*

Guide Price  
£475,000 Freehold  
Ref: P7103/J

9 Riby Road  
Felixstowe  
Suffolk  
IP11 7QB



A development site comprising a dilapidated 1920s 'Arts & Crafts' detached four bedroom house on a site of approximately 0.26 acres, with PP within the grounds for the construction of a pair of substantial semi-detached dwellings.

**For Sale By Timed Online Auction - 5th July 2023**

### Contact Us



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London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 5th July 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 10 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

## Seller's Solicitors

The seller's solicitor is Adams Kaye, Pennine House, 28 Leman Street, London E1 8ER. For the attention of: Paul Adams; email: p.adams@adamskaye.com. Tel: 0203 950 5261. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

The property will be found in an established residential location to the west of the town centre and just a short distance from the seafront. Felixstowe is an attractive coastal town that benefits from all amenities including local schools, leisure facilities, a wide range of shopping facilities in the town centre, together with coffee shops, restaurants, a cinema, a train station and much more. Other features include the sea front with its sandy beach, newly designed pier and gardens together with waterfront restaurants. Nearby are the scenic estuaries of the River Deben and the River Orwell. Felixstowe is about 14 miles from the County Town of Ipswich.

## Description

9 Riby Road comprises an early 20th Century 'Arts & Crafts' four bedroom detached house on a site of approximately 0.26 acres. The house itself now warrants an extensive and all encompassing programme of renovation and refurbishment, and prospective purchasers should note that the property is also exhibiting structural faults for which a structural inspection report is available on request.

The accommodation currently comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, cloakroom and rear hall on the ground floor, together with four bedrooms and a bathroom with separate WC on the first floor.

The site also benefits from planning permission for the construction of a pair of substantial semi-detached houses. The proposed houses are similar in design and each with a spacious entrance hall, living room, kitchen/dining room, utility room and cloakroom on the ground floor. On the first floor Plot 1 offers a master bedroom with walk-in wardrobe and en-suite shower room, guest double bedroom and bathroom, together with two further double bedrooms and a bathroom on the second floor. Plot 2 offers a master bedroom with en-suite shower room, two further double bedrooms and a bathroom on the first floor.

The plans provide for two new, separate entrances; one serving 9 Riby Road with the other serving the proposed new dwellings with respective parking and turning areas. To the rear there will be landscaped gardens as required.

Planning permission DC/21/3854/FUL dated 25th January 2023 refers and extracts of the plans that accompanied the planning permission are included within these particulars.

## Schedule of Accommodation

	Approx Sq Ft	Approx Sqm
9 Riby Road	1,743	162
Plot 1	1,611	149.7
Plot 2	1,091	101.4
<b>TOTAL</b>	<b>4,445</b>	<b>413.1</b>

## Planning

As mentioned previously, planning permission has been granted for the retention of Riby House and construction of a pair of substantial semi-detached houses within the garden - planning permission DC/21/3854/FUL refers.

Prior to this permission being granted a 'Pre-App' was submitted to East Suffolk Council - DC/21/1728/PRE-APP refers, which sought officer views on the demolition of 9 Riby Road and the creation of two pairs of semi-detached houses on site, ie 4 dwellings in total, or the creation of 6 flats within one house. The Pre-App concluded that, whilst the principle of new residential development in this location is acceptable, 9 Riby Road has been identified as a Non-Designated Heritage Asset and therefore the demolition of that building would not be supported by the local planning authority unless it can be demonstrated that it meets Policy 11.6 (requiring developers to undertake design quality assessment).

## Structural Inspection Report

Following the response to the 'Pre-App' the sellers commissioned Horizon Structures to produce a structural inspection report. Evidence of cracking is noted throughout 9 Riby Road and this is attributed to subsidence, (which the engineer thinks is probably caused by the failure of surface water drainage systems), lack of lateral restraint and timber rot within the floor joists. A copy of the structural inspection report is available on request.

## Architects

Drawings are included by kind permission of Plaice Design Company Ltd, Architects & Technologists, Tel: 01394 610844 or email: [info@plaice.org.uk](mailto:info@plaice.org.uk).

## Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and this was set at £17,494.37 on 22nd February 2023 (reference LN00005027). Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, East Suffolk Council; email - [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk); Tel: 01502 523059.

## The Accommodation

### *9 Riby Road - The House*

### Ground Floor

A wooden panelled front door with leaded light window set within a covered porch opens into the

### *Entrance Hall*

With staircase rising to First Floor with small understairs storage cupboard, radiator, door to Storage Cupboard and doors off to



*Sitting Room* 7.58m x 4.27m (24'10 x 14')

A large, twin aspect reception room with bay window incorporating a number of leaded light casement windows providing plenty of light and views of the front garden. Secondary window overlooking the side garden. The focal point of the room is the brick fireplace towards the rear of the room. Wooden boarded floor, radiators and part glazed door to the rear garden.



*Dining Room* 4.28m x 4.33m (14' x 14'2)

Also with bay window providing plenty of light and views to the front. Small casement windows on the side elevation providing additional light. Fireplace with carved wood surround. Former serving hatch through to the Kitchen, radiator and boarded floor.

*Kitchen/Breakfast Room* 3.26m x 2.18m (10'8 x 7'2) 4.23m x 3.49m (13'10 x 11'5)

With large window on the rear elevation providing plenty of light and views of the garden. Basic range of fitted cupboard and drawer units. Shelved pantry recess with waste and plumbing connection for a washing machine. Former fireplace containing the gas fired boiler. Storage cupboards. Shelved recess, radiator and door to



*Rear Hall*

With door to the rear garden and door to Cloakroom.

Stairs from the Entrance Hall rise, via a half landing, to the

## First Floor

With access to roof space, door to **Airing Cupboard**, door to **Storage Cupboard** and doors off to

### *Bedroom One* 4.28m x 4.33m (14' x 14'2)

With bay window on the front elevation overlooking Riby Road, the surrounding roofscape and towards the port of Felixstowe. Fitted wardrobe cupboard, radiator and former fireplace. Boarded floor.

### *Bedroom Two* 3.28m x 3.27m (10'9 x 10'9)

With windows on the front and side elevation, sloping ceiling to part and wooden boarded floor.



### *Bedroom Three* 4.23m x 4.27m (13'10 x 14')

A twin aspect double bedroom with windows on the side and rear elevation. Fitted wardrobe cupboard, former fireplace and wooden boarded floor.

### *Bedroom Four* 4.23m x 2.77m (13'10 x 9'1)

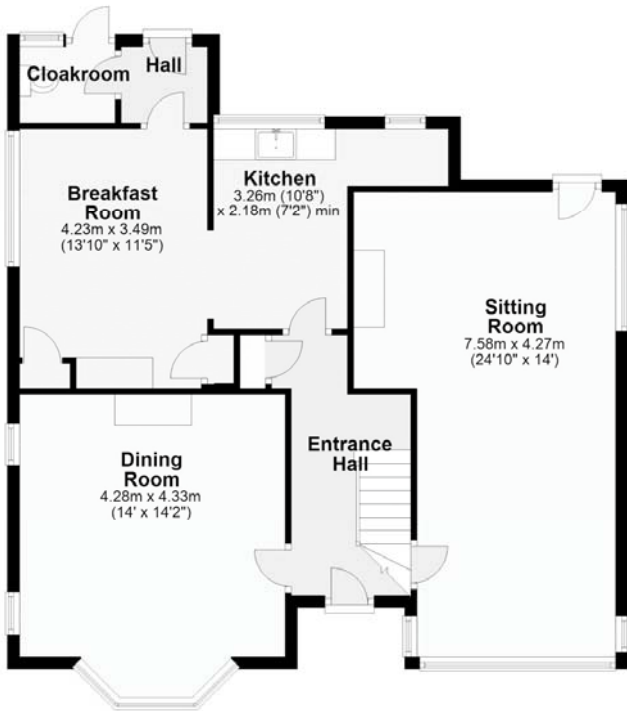
With large window on the side elevation providing a good amount of light. Built-in wardrobe, former fireplace and wooden boarded floor.

### *Bathroom*

Partly sub-divided and with suite comprising panelled bath, pedestal wash basin and WC with high level cistern.

### Ground Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



### 9 Riby Road - Existing Floorplan

Indicative Only

### First Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



Total area: approx. 162.0 sq. metres (1743.4 sq. feet)

Indicative Only

### Outside

The property is set back from Riby Road with pedestrian access via a former gateway, with steps leading up to a concrete path that leads to the covered porch and front door. To the southern end of the site is a five bar gate that opens onto what was the former vehicular access/off-road parking area.

In all the gardens and grounds extend to approximately 0.26 acres (0.11 hectares) and comprise a number of established shrubs and fruit bearing trees. Concrete block and wooden fence panels form the boundaries to the sides and rear, together with an established hedge to the front.



# Location Plan - Indicative Only



# Proposed Block Plan - Indicative Only



## Existing Street Scene - Indicative Only



## Proposed Street Scene - Indicative Only



## Proposed Elevations for the new dwellings - Indicative Only



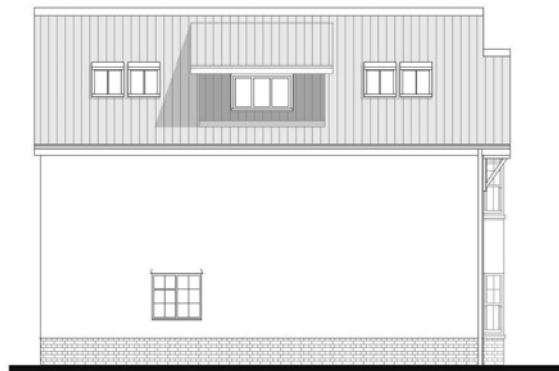
PROPOSED FRONT ELEVATION - SOUTH WEST  
Properties 1 and 2



PROPOSED REAR ELEVATION - NORTH EAST  
Properties 1 and 2



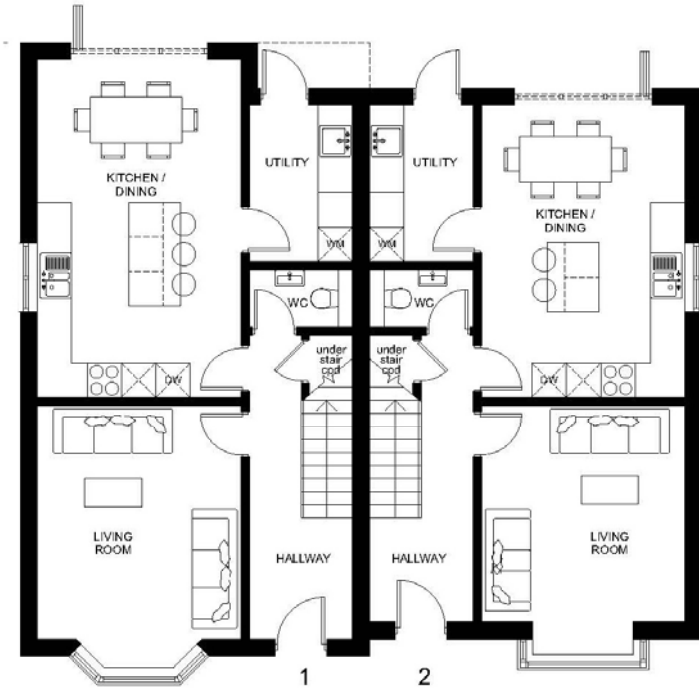
PROPOSED SOUTH-EAST ELEVATION  
Properties 1 and 2



PROPOSED NORTH-WEST ELEVATION  
Properties 1 and 2



Proposed Floorplans for New Dwellings  
- Indicative Only



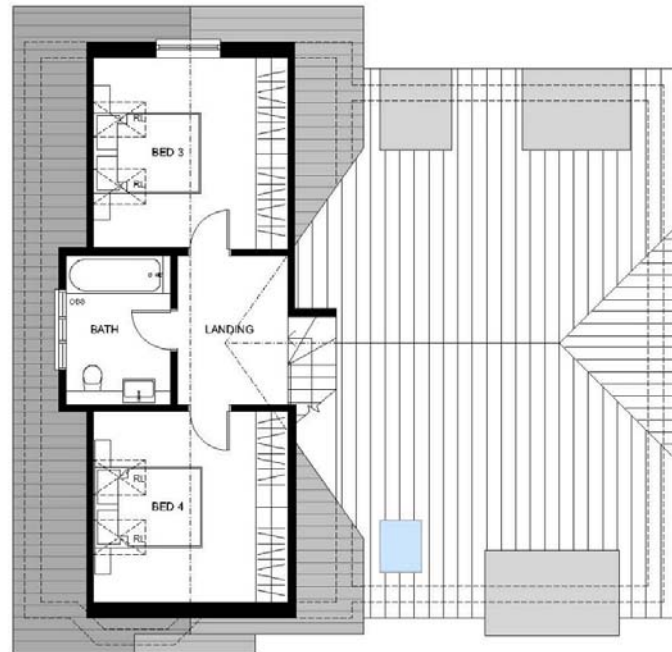
GROUND FLOOR PLAN - HOUSES 1 AND 2

GROSS INTERNAL GROUND FLOOR AREA - HOUSE 1 = 55.00 SQ M  
GROSS INTERNAL GROUND FLOOR AREA - HOUSE 2 = 50.70 SQ M



FIRST FLOOR PLAN - HOUSES 1 AND 2

GROSS INTERNAL FIRST FLOOR AREA - HOUSE 1 = 56.70 SQ M  
GROSS INTERNAL FIRST FLOOR AREA - HOUSE 2 = 50.70 SQ M



SECOND FLOOR PLAN - HOUSE 1

GROSS INTERNAL SECOND FLOOR AREA - HOUSE 1 = 38.00 SQ M





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage were previously connected to the site, although interested parties should satisfy themselves with regard to the provision and capacity of services.

*EPC* Rating = E

*Council Tax* Band E; £2,458 payable per annum 2022/2023

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

*June 2023*

**Directions**

Approaching the town on the Candlet Road (A154) turn right at the roundabout onto Garrison Lane. Continue for approximately half a mile turning left onto Orwell Road where signposted and then immediately right onto Riby Road, where the property will be found a short way along on the left hand side.

For those using the What3Words app: [///asleep.edge.spot](http://asleep.edge.spot)



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Plaice Design Company Ltd  
5A Market Hill  
Woodbridge  
Suffolk  
IP12 4LP

## Planning Permission

### Town and Country Planning Act 1990

### The Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Our reference</b>	DC/21/3854/FUL
<b>Date valid</b>	25 August 2021
<b>Site</b>	Riby House, 9 Riby Road, Felixstowe
<b>Parish</b>	Felixstowe
<b>Proposal</b>	Retention and refurbishment of Riby House and sub division of Plot to create two additional dwellings

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2021

SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.6 - Non-Designated Heritage Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.2 - Strategy for Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)

**Conditions:**

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 be completed in all respects strictly in accordance with Design and Access Statement including site location plan, proposed block plan, proposed floor plans, proposed elevations, proposed streetscene, proposed access/visibility layout and proposed materials palette received 12 July 2022 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.  
Reason: For the avoidance of doubt as to what has been considered and approved.

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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.  
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.
4. Prior to the commencement of any works on site, detailed construction drawings, as would be required for building regulations, showing the foundation design and any additional works required to ensure ground stability shall be submitted to and approved in writing by the local planning authority. Works shall then only proceed entirely in accordance with the approved plans.  
Reason: In order that the local planning authority can be satisfied that the development will not be subject to ground instability over its lifetime, nor will development adversely affect the stability of neighbouring land
5. No other part of the development hereby permitted shall be commenced until the new accesses have been laid out and completed in all respects in accordance with drawing no. DM03 with entrance widths of 4.5 metres for a distance. Thereafter it shall be retained in its approved form.  
Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.
6. 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 highway.  
Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.
7. Prior to the development hereby permitted being first occupied, the new accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.
8. Before the access is first used visibility splays shall be provided as shown on Drawing No. PL512 19 with an X dimension of 2.4 metres and a Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.  
Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

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9. The use shall not commence until the areas within the site shown on drawing "Proposed Block Plan" for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter the areas shall be retained, maintained and used for no other purposes.  
Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.
10. Before the development is commenced 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 including any system to dispose of the water. 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.
11. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing "Proposed Block Plan" shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.  
Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.
12. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:
- a) A desk study and site reconnaissance, including:
- a detailed appraisal of the history of the site;
  - an inspection and assessment of current site conditions;
  - an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
  - a conceptual site model indicating sources, pathways and receptors; and
  - a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).
- b) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:
- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
  - an explanation and justification for the analytical strategy;
  - a revised conceptual site model; and
  - a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

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All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
  - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
  - proposed remediation objectives and remediation criteria; and
  - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including the Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14. Prior to any occupation or use of the approved development the RMS approved under condition 13 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

15. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

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ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
17. The en-suite window on the south elevation at first floor level and the dormer window on the north elevation shall be fitted and remain fitted with obscured glass, which shall have an obscuration of level 3 on the Pilkington obscured glazing range (or equivalent by an alternative manufacturer) and have brackets fitted to prevent the windows from opening more than 45 degrees except in the case of an emergency. The rooflights on the north elevation shall be a minimum of 1.7 metres above internal floor level. These items shall thereafter be retained in their approved form. Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.
18. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority. The approved planting scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting

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shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity, particularly in relation to the street scene.

19. Prior to occupation, evidence of how the required water efficiency standard of 110 litres per person per day will be achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the finished dwellings comply with Policy SCLP9.2 of the East Suffolk Council - Suffolk Coastal Local Plan (2020) and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.

20. Before the development is commenced details of the infrastructure to be provided for electric vehicle charging points 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 and used for no other purpose.

Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. It is noted that the existing building (Riby House) may provide suitable habitat for protected and/or UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)), in particular roosting bats and nesting birds. While only re-furbishment works, not requiring planning permission in themselves are proposed at this time, the developer should be aware of this and their responsibilities in relation to protected species and their habitats when carrying out refurbishment works. It would be prudent for an ecological assessment of the site to be carried out prior to works. This should be undertaken by a suitably qualified ecologist.
3. As set out in the NPPF, the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the Local Planning Authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability. It has been a material planning consideration of the Local Planning Authority in determining this application, however it does not imply that the requirements of any other controlling authority would be satisfied; in particular, the granting of this planning permission does not give a warranty of support or stability.

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Ridley', with a large, sweeping flourish underneath.

**Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council

**Date:** 25 January 2023

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

**POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ**

**Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.**

## **Community Infrastructure Levy**

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

## **Building Regulations**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

## **Appeals to the Secretary of State**

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & Country Planning Act 1990.  
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.  
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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