

IPSWICH BOROUGH COUNCIL

The following applications have been registered during the week ending 27th November 2025.

Please click on Application Reference Number to view further details and application plans.

Full Planning Applications

IP/25/00838/FUL	75 Ramsgate Drive	Erection of single-storey front extension. 7PRIORY HEATH (Southeast Area)
IP/25/00828/FUL	16 Brettenham Crescent	Structural alteration works to existing single-storey sun-lounge to the rear of the dwelling. ST MARGARETS (Central Area)
IP/25/00770/FUL *Previously advertised on 11/11/2025	50 Didsbury Close	Erection of two-storey side/rear extension with dual pitch roof including part garage conversion, and extension of hardstanding to the front. SPRITES (Southwest Area)
IP/25/00784/FUL	495 Foxhall Road	Installation of vehicular access and footway crossing with 5.4 m concrete dropped kerb. ST JOHNS (Northeast Area)
IP/25/00812/FUL	221 Bramford Lane	Erection of porch on front side of dwelling (retrospective application). WESTGATE (Central Area)
IP/25/00818/PDE	3 Glenavon Road	Prior notification of proposed erection of a single-storey rear extension projecting 5.04 metres from the original rear wall of the dwelling with a maximum overall height of 3m and eaves height of 3m. BIXLEY (Northeast Area)
IP/25/00830/FUL	Ipswich Model Engineering Club 547 Foxhall Road	Erection of canopies over two sections of existing model railway track. BIXLEY (Northeast Area)
IP/25/00549/FUL *Previously advertised on 05/08/2025	291 Colchester Road	Installation of dropped kerb extension. BIXLEY (Northeast Area)

Protected Trees

IP/25/00835/CALF	21 Bowthorpe Close	Works to trees: T1 (Lime) - Fell to ground level; T2 (Sycamore) - reduce height by 2.5m WESTGATE (Central Area)
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Works to tree protected by TPO 9 of 2007: T1 Lime Tree: Re-pollard the crown to previous pruning points, work to manage tree in relation to close proximity to the building to prevent future damages.

ALEXANDRA (Central Area)

Listed Building and Conservation Area Proposals

Planning applications advertised in accordance with Sections 67 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990, (Development within a Conservation Area or may affect the setting of a Listed Building) and Listed Building and Conservation Area Consent applications advertised in accordance with Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

[IP/25/00754/FUL](#)

*Previously
advertised on
20/11/2025

25 Lower Brook Street

Change of use of office (Use Class E) to 9 no. flats (Use Class C3), including gym and office space for use incidental to the dwellings; and including replacement ground floor front elevation window.

ALEXANDRA (Central Area)

[IP/25/00772/LBC](#)

25 Lower Brook Street

Removal and insertion of internal partitions, kitchens and bathrooms to facilitate the conversion of the office building into 9 flats; and including replacement ground floor front elevation window.

ALEXANDRA (Central Area)

[IP/25/00760/FPI3](#)

Old Custom House
Key Street

Installation of a Digital Binocular unit on the eastern side of the Custom House on Common Quay to deliver site-specific AR and VR heritage interpretation as part of the Digital Ipswich cultural programme.

ALEXANDRA (Central Area)

[IP/25/00819/FUL](#)

Sparrowes Nest Farm Barn
Henley Road

Erection of single-storey lean-to extension to existing outbuilding.

WHITTON (Northwest Area)

[IP/25/00677/FUL](#)

21 - 23 Tavern Street

Creation of 10 residential flats in first floor of existing building with openings into the existing external walls and roof made to facilitate the installation of new windows, skylights and smoke vents.

ALEXANDRA (Central Area)

[IP/25/00678/FUL](#)

21 - 23 Tavern Street

Division of existing ground floor commercial unit and its basement into no. 3 new commercial units and all the required BOH facilities including the addition of a new commercial entrance and door opening for waste access and pickup onto Hatton Court.

ALEXANDRA (Central Area)

Departure from Development Plan

[IP/22/00013/OUTFL](#)

*Previously
advertised on
07/01/2025
22/10/2024
02/04/2024
28/03/2024
14/03/2023
05/09/2022
21/02/2022

Land To The East Of
Westerfield Road
And South Of The Railway
Line, Red House Farm
Westerfield Road

Hybrid Application - Full Planning permission for the two means of vehicular access and all pedestrian and cycle accesses off Westerfield Road. Outline planning application (all matters reserved) for a mixed use development for up to 1,020 dwellings (Use Class C3), a local centre (to accommodate up to 800 sq m of net floorspace within Use Class E (excluding Use Class Eg) and/or hot food takeaways and/or public house), a Primary School and Early Years facilities (Use Classes E and F1(a)); cycle and pedestrian access from Tuddenham Road; provision of formal and informal open spaces and other landscaped areas and play areas; provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems); landscaping and engineering works (including ground remodelling and enabling works). Works proposed will affect Tree Preservation Orders within the application site. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.
For: Mersea Homes (Westerfield) Ltd
ST MARGARETS (Central Area)

Further information on all applications can be found at <https://ppc.ipswich.gov.uk/appnsearch.asp> .

Applications requiring publication in the press will be published on 02.12.2025

James Mann MRTPI
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