

IPSWICH BOROUGH COUNCIL

The following applications have been registered during the week ending 17th December 2025.

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

Outline Applications

*IP/25/00885/PIP	A C Harding Ltd Vermont Crescent	Demolition of existing industrial building(s), and erection of up to 4no. dwellings. ST MARGARETS (Central Area)
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*(Representations should be made within 14 days)

Full Planning Applications

IP/25/00902/FUL	92 - 94 Fore Hamlet	Conversion of mixed-use building (Use Class E to ground floor and Use Class C3 to first floor), to 11 no. bed HMO, and associated alterations. HOLYWELLS (Southeast Area)
IP/25/00710/FUL	25 Westbury Road	Erection of rear and side extension including removal of existing garage structure. RUSHMERE (Northeast Area)
IP/25/00890/FUL	11 Canberra Close	Demolition of existing outbuilding and erection of single-storey side extension. BIXLEY (Northeast Area)
IP/25/00883/FUL	95 Grove Lane	Erection of single-storey rear/side extension plus loft conversion and rear dormer to create an additional bedroom; change of use from 6-bed, 6-person HMO (Use Class C4) to 7-bed, 7-person large HMO (Sui Generis). ALEXANDRA (Central Area)
IP/25/00897/FUL	284 Sidegate Lane	Change of use from Use Class C3 dwellinghouse to 7-bedroom, 10-person HMO (Sui Generis) for students only. RUSHMERE (Northeast Area)
IP/25/00903/FUL	287 Belstead Road	Erection of front porch, part single-storey part one and a half-storey front extension with integral garage and car port, and single-storey rear extension. STOKE PARK (Southwest Area)

[IP/25/00879/FUL](#)

1 Belvedere Road

Alterations to existing dwelling, relocation of parking areas, change of use of part of commercial land to residential and the construction of 2no dwellings. (Encompasses 1 and 37 Belvedere Road).
RUSHMERE (Northeast Area)

Protected Trees

[IP/25/00895/TALF](#)

Gym And Trim Health Club
Lower Orwell Street

Works to trees protected by TPO 3 of 2005: T1 - London Plane - Crown raise to 5-6m above the highway and at least 2.5-3m above footpaths. Reduce in height by approximately 2-3m to suitable replacement growth points. Reduce side lateral branches by approximately 2-3m to suitable replacement growth points. Remove all major dead wood. Create suitable clearance from the building of up to 2m on Northern aspect.
T3,T4,T5,T6,T9,T10,T11,T12 - London Plane -Crown raise to 5-6m above the highway and at least 2.5-3m above footpaths. Reduce in height by approximately 2-3m to suitable replacement growth points. Reduce side lateral branches by approximately 2-3m to suitable replacement growth points. Remove all major dead wood.
T2- London Plane - Sectionally fell to ground level.
T7 - London Plane - Sectionally fell to ground level. T8 - Ash - Sectionally fell to ground level.
ALEXANDRA (Central Area)

[IP/25/00891/TALF](#)

41 Westerfield Road

Works to trees protected by TPO 2 of 2016: T1 Scots Pine - Reduce over extended lateral limbs by 2-2.5 metres. Douglas Fir within TG1 - Reduce height by 3-4m.
ST MARGARETS (Central Area)

[IP/25/00887/TALF](#)

23 St Edmunds Road

Works to tree protected by TPO 5 of 2020: (T1) Yew - Lifting & crown reduction of 1m; trimming back to fenceline; rebalance by tip reduction up to 2m on side.
ST MARGARETS (Central Area)

IP/25/00888/CALF

25 Warrington Road

Works to trees: T1 - Beech - Crown lift to 2.5m and crown reduction by 2m; T2 - Fir - Crown lift to 3m; crown reduction; T3 - Cedar - Clear main trunk to 3m, crown reduction of 1m; T4 - Cedar - Roadside reduction up to 1m to height of 5m; crown reduction; T5 - Robina - Tip reduction of laterals over drive by up to 2m; rebalance houseside; T6 - Walnut - Tip reduction of laterals overhanging drive; rebalance on opposing side; crown reduction by up to 2m.
ST MARGARETS (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/25/00856/FUL

Beverley Court
72 Christchurch Street

Replace existing aluminium sash windows with white UPVC sash windows.
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 23.12.2025

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