# IPSWICH BOROUGH COUNCIL

The following applications have been registered during the week ending 5th November 2026.

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

Full Planning Applications

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| IP/26/00829/VC | Land To North Of Railway Line | Section 73 application for the variation of condition 39 (Henley Road, Dale Hall Road and Valley Road Junction Improvements) of Outline Planning Permission IP/16/00608/OUTFL (mixed use development comprising up to 1100 residential dwellings, a local centre, primary school, sports facilities, country park including visitor centre, open space, vehicular accesses, and associated infrastructure and engineering works) to amend the occupation trigger for when works need to be completed. An Environmental Statement was submitted with the Outline Permission IP/16/00608/OUT under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended).<br>WHITTON (Northwest Area) |
| IP/26/00816/FUL | 138 Tuddenham Avenue | Erection of first-floor dormer roof extension to side elevation.<br>ST MARGARETS (Central Area) |
| IP/26/00799/VC | The Margaret Catchpole Inn<br>Cliff Lane | Variation of Condition 1 (approved drawings) of planning permission 24/00855/FUL (Erection of four three-bed dwellings (Use C3) and conversion of existing outbuilding into carport with associated parking and landscaping.) to take account of site levels.<br>HOLYWELLS (Southeast Area) |
| IP/26/00808/VC | The Cricketers<br>Crown Street | Variation of Condition 4 (opening hours) of planning permission IP/97/0312/FP (Change of use from Hotel (Class C1) to Public House on ground floor (Class A3), with associated facilities and Managers Flat on first floor).<br>WESTGATE (Central Area) |
| IP/26/00814/FUL | 13 Windermere Close | Installation of Hardie Plank cladding to areas of brickwork on the front elevation.<br>GAINSBOROUGH (Southeast Area) |

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| IP/26/00813/FUL | 220 Rushmere Road | Erection of detached garage and single-storey rear extension to existing garage.<br>BIXLEY (Northeast Area) |
| IP/26/00812/FUL | 22A Upper Orwell Street | Replacement of existing windows at first and second-floor level of flat with uPVC fire escape windows.<br>ALEXANDRA (Central Area) |
| IP/26/00825/FUL | Bourne Bridge Service Station Wherstead Road | Erection of single-storey carport side extension and 5no. compressor units on top of flat roof (retrospective).<br>BRIDGE (Southwest Area) |
| IP/26/00584/FUL (previously advertised 11.08.2026) | 108 London Road | Change of use from sui generis accommodation for homeless families (sui generis) to a 10 bedroom / 10 occupants House in Multiple Occupation (HMO), together with replacement of existing windows with double-glazed UPVC windows, installation of roof-mounted solar photovoltaic panels, alterations to existing rear outbuilding including extension and raised roof height, provision of secure cycle stage, provision of renewable energy storage battery room, relocation of security fence and access gate to the rear amenity area and associated works including the raising and re-roofing of the single storey side access to flat 4.<br>WESTGATE (Central Area) |

Protected Trees

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| IP/26/00826/CALF | The Margaret Catchpole Inn Cliff Lane | Works to trees: T2 Oak tree - crown lift of 5m and reduction to laterals by 3m; T6 Oak tree - 5m crown lift and reduction to the east side laterals by 3m; T5 Yew tree - Removal; G1 small diseased and dying Ash, Sycamore, Elm - Removal.<br>HOLYWELLS (Southeast Area) |

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| IP/26/00819/CALF | 62 Warrington Road | Works to trees: T1 Sweet Chestnut and T2 Sweet Chestnut take down to stump level (fell). T3 Sycamore stem growing towards garage to be removed and the other stem reduced by 3.5 metres. T4 Holm Oak Reduce by 3.5 metres in height. T5 Sycamore Reduce by 3.5 metres and prune in sides by 2.5 metres. T6 Sycamore Reduce by 3.5 metres and prune in sides by 2.5 metres. T7 Leylandii hedge to reduce 1 metre below gutter height of neighbours house. T8 Leylandii to reduce 1 metre below gutter height of neighbours house. T9 Sweet Chestnut remove lowest branches over the lawn and reduce upper side branches over the lawn by 4 metres. T10 Beech reduce all round by 2 metres.<br>ST MARGARETS (Central Area) |
| IP/26/00805/TALF | 24 Draymans Way | Works to tree protected by TPO 4 of 1993: Pollard tree to 6m above ground level.<br>HOLYWELLS (Southeast 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.

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| IP/26/00821/LBC | 799 Old Norwich Road | Conversion of 13 no. bed HMO [Sui Generis] to 15 no. bed HMO (1 occupant per bedroom) [Sui Generis] and associated internal alterations.<br>WHITTON (Northwest Area) |
| IP/26/00802/FUL | 37 Alpe Street | Removal of 5no old timber casement windows and aluminium secondary double glazing and replacement with new Double Glazed UPVC sash windows to front elevation.<br>WESTGATE (Central Area) |
| IP/26/00820/FUL | 799 Old Norwich Road | Conversion of 13 no. bed HMO [Sui Generis] to 15 no. bed HMO [Sui Generis] and associated internal alterations.<br>WHITTON (Northwest 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 10.11.2026

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