

Item 6:

DC/24/0178/FUL

Proposed sunroom with retention of partly built
structure

12 Aldringham Park, Aldringham Cum Thorpe, IP16 4QZ



Reason for Committee

The application is being presented to Planning Committee for determination at the request of the Referral Panel held on the 5th March 2024.

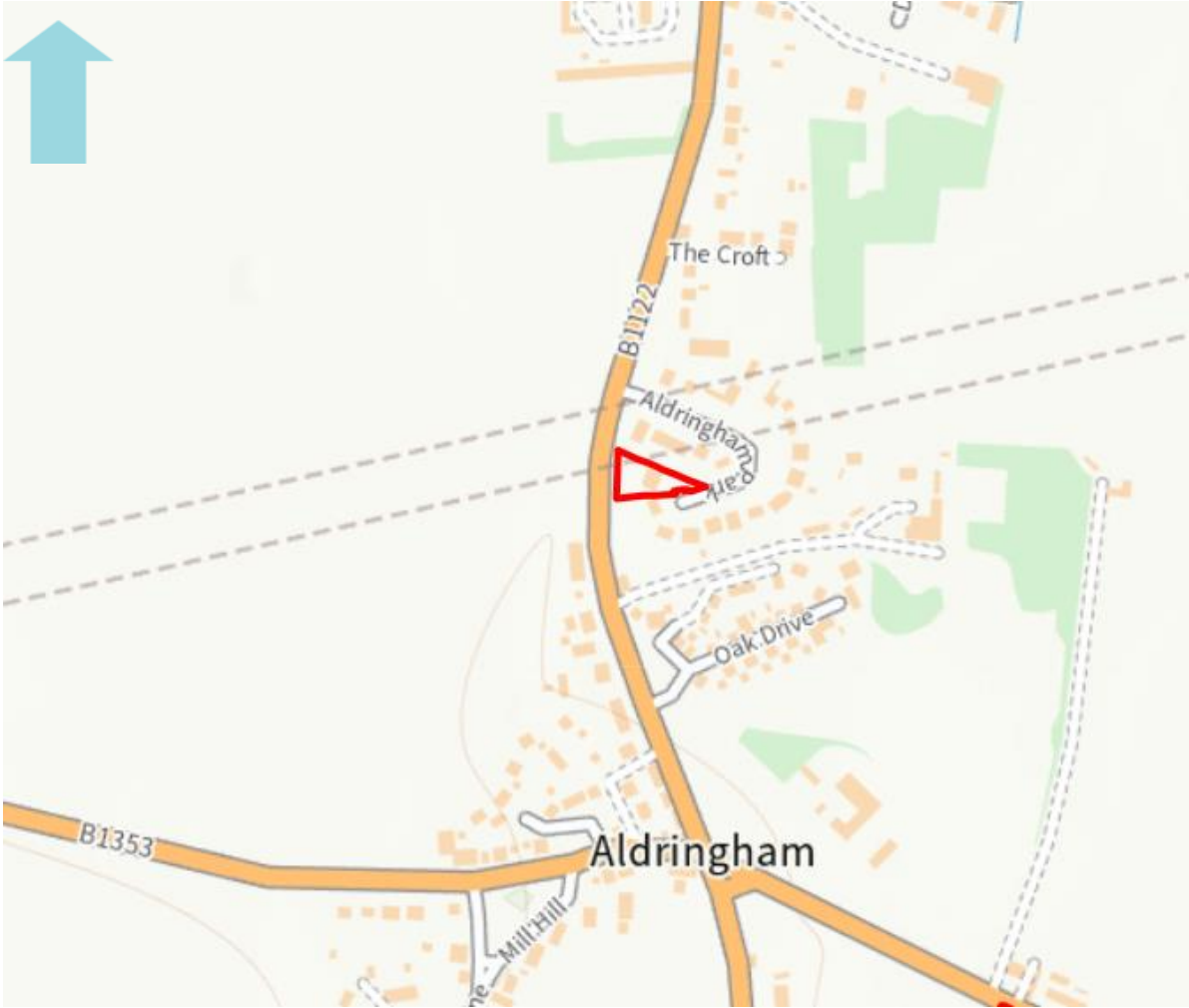
The application triggered the Planning Referral Process because the officer's recommendation to 'Approve' is contrary to the 'Objection' from the Aldringham-Cum-Thorpe Parish Council.

Aldringham Cum Thorpe Parish Council Comments

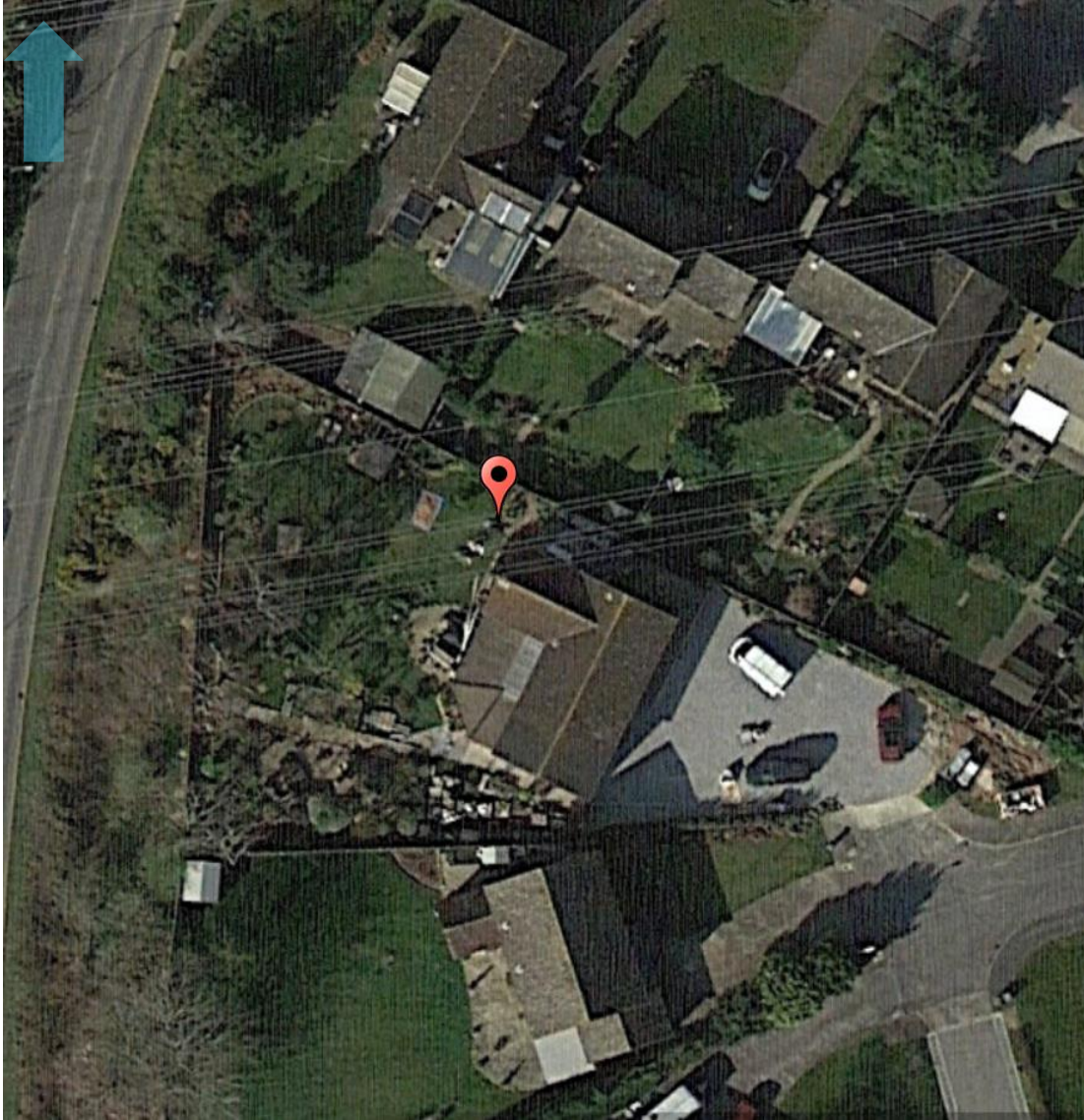
- "1) The height and length of the wall of the proposed sun room has an unreasonably overbearing and oppressive impact upon the neighbouring property.
- 2) The proposal would result in overdevelopment of the site after taking into account the shower room and study/library (built) garden room (not yet built) permitted by Planning Permission Ref: DC/22/2628/FUL. Combined with historic extensions permitted, the proposal would virtually double the footprint of the original house and is not considered proportionate.
- 3) Light spill from the proposed roof lanterns will adversely impact wildlife and enjoyment of the neighbouring property.

The Parish Council also observe that Drawing No. 23172-2 described on Public Access as being "Existing Floor Plans and Elevations" includes significant wall and roof structures which are of course unauthorised and noted to have been the subject of investigation under ENF/23/0376/DEV."

Site Location



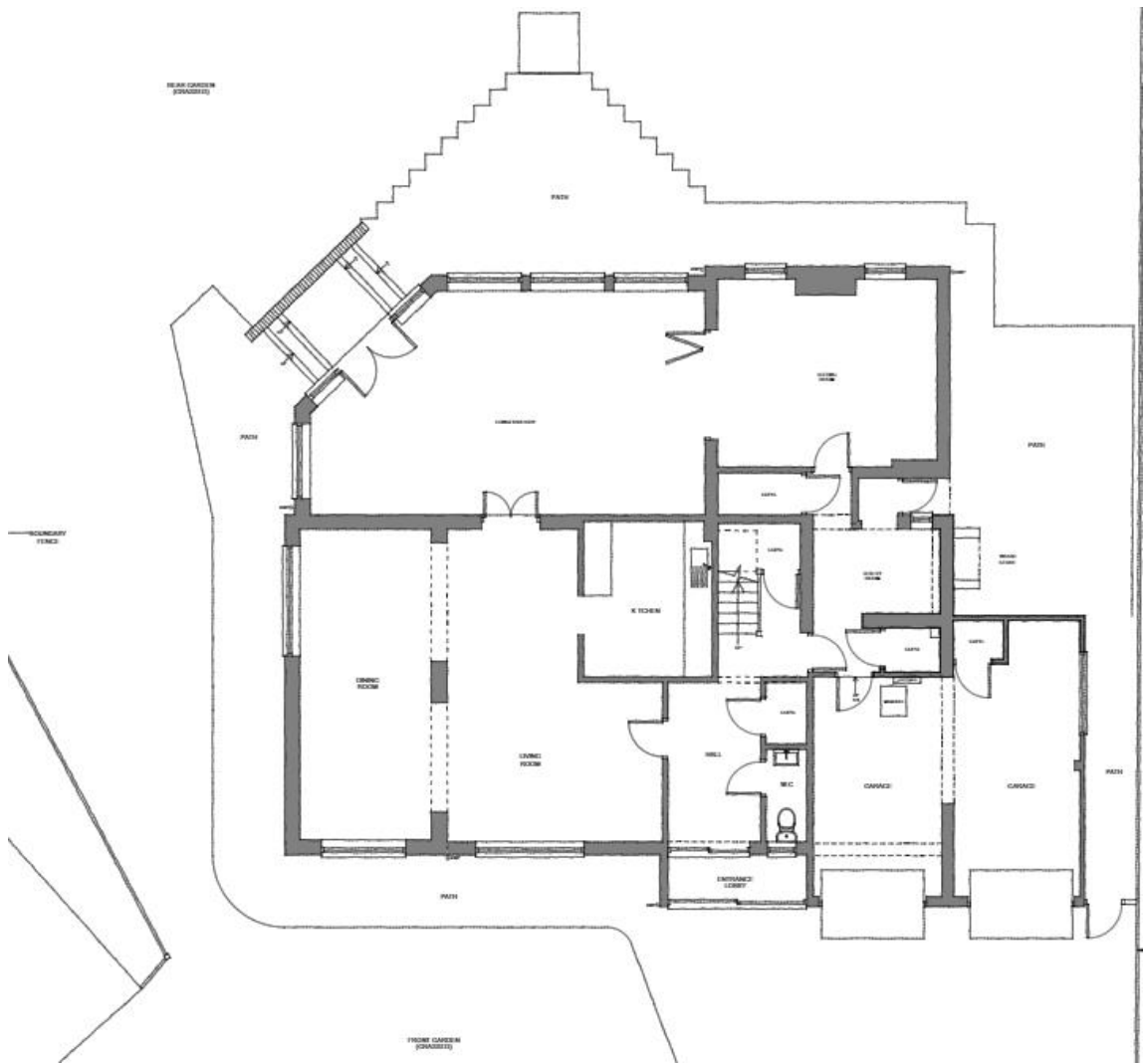
Aerial Photograph and Site Location Plan



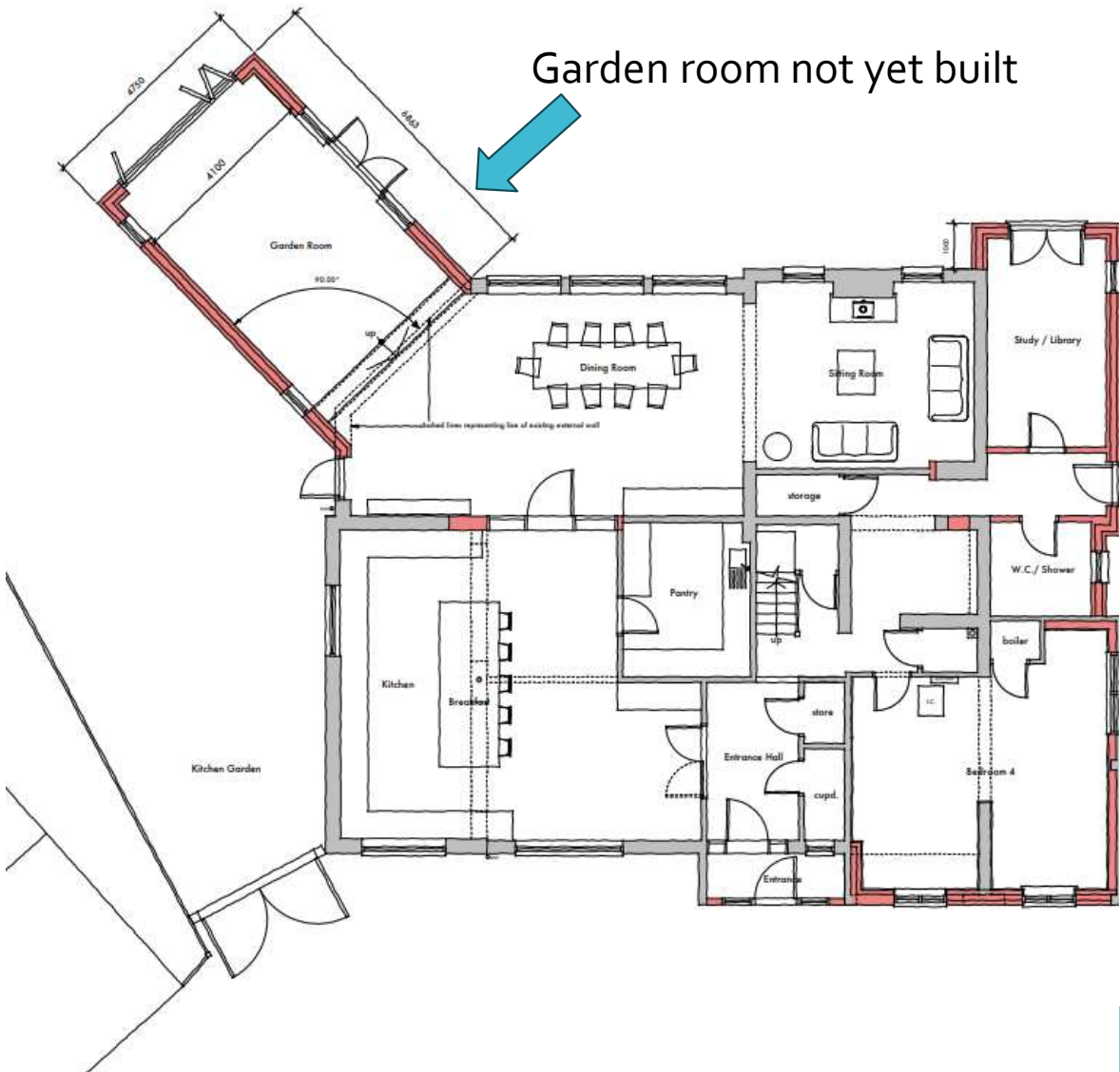
Proposed Extension



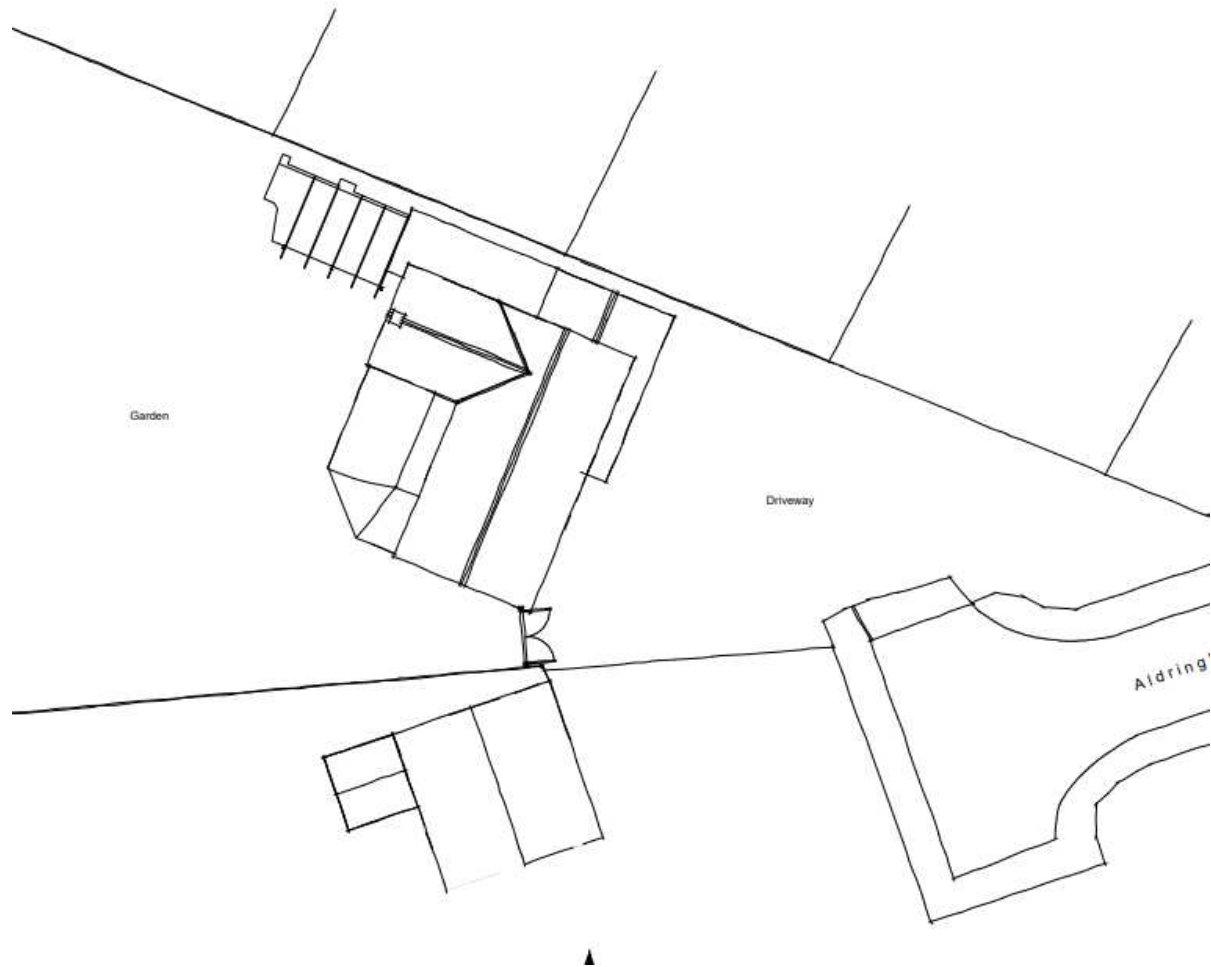
Existing Floor Plan from DC/22/0339/FUL



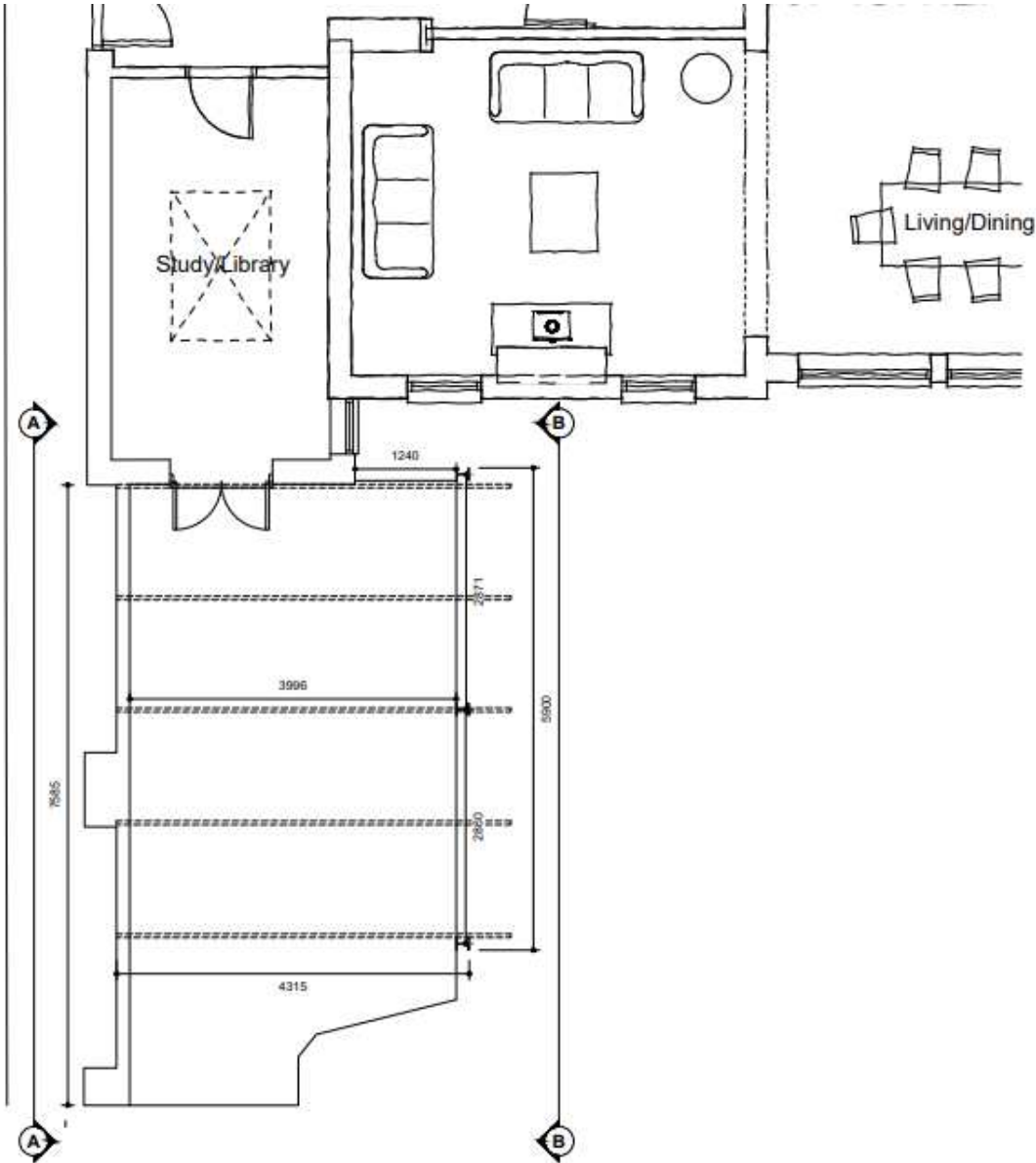
Proposed Floor Plan from DC/22/0339/FUL



Existing Block Plan



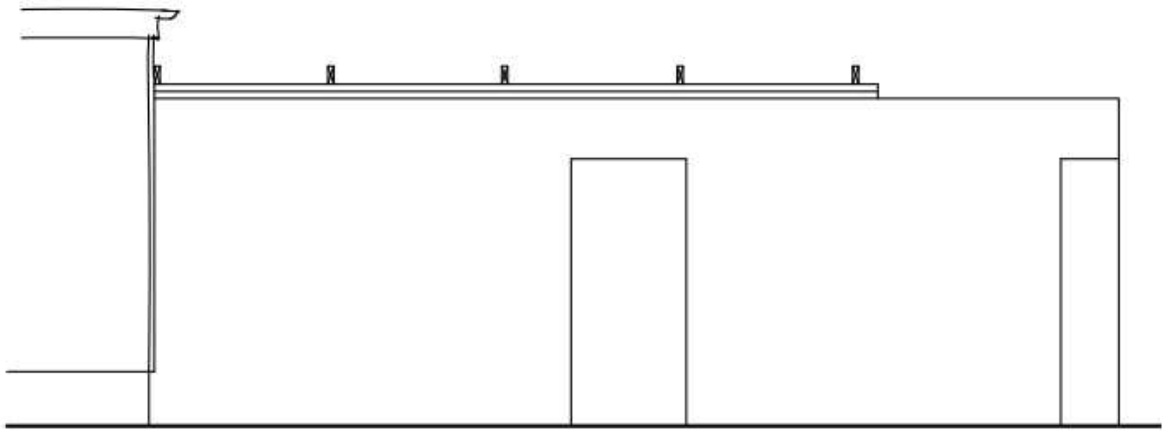
Existing Floor Plan



Existing elevations

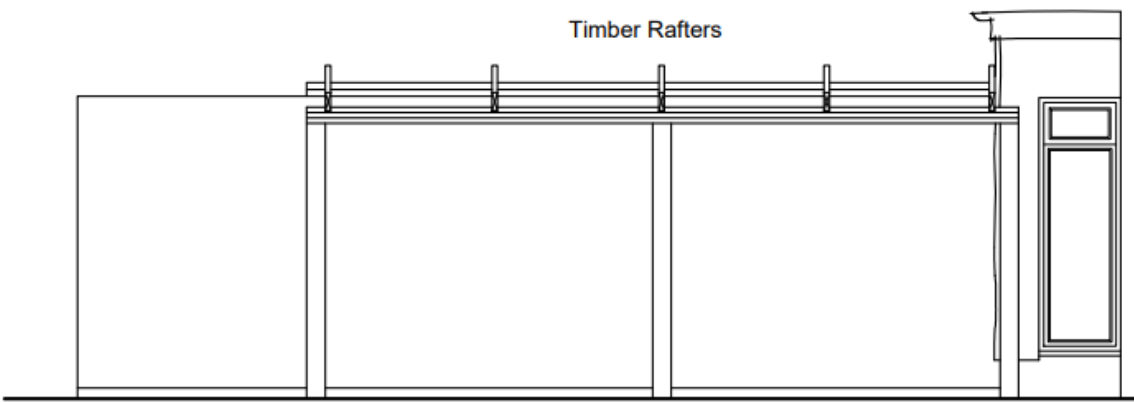


West Elevation



Blockwork Wall w/ Piers

Existing Elevation - A



Steel Columns

Proposed Elevation - B

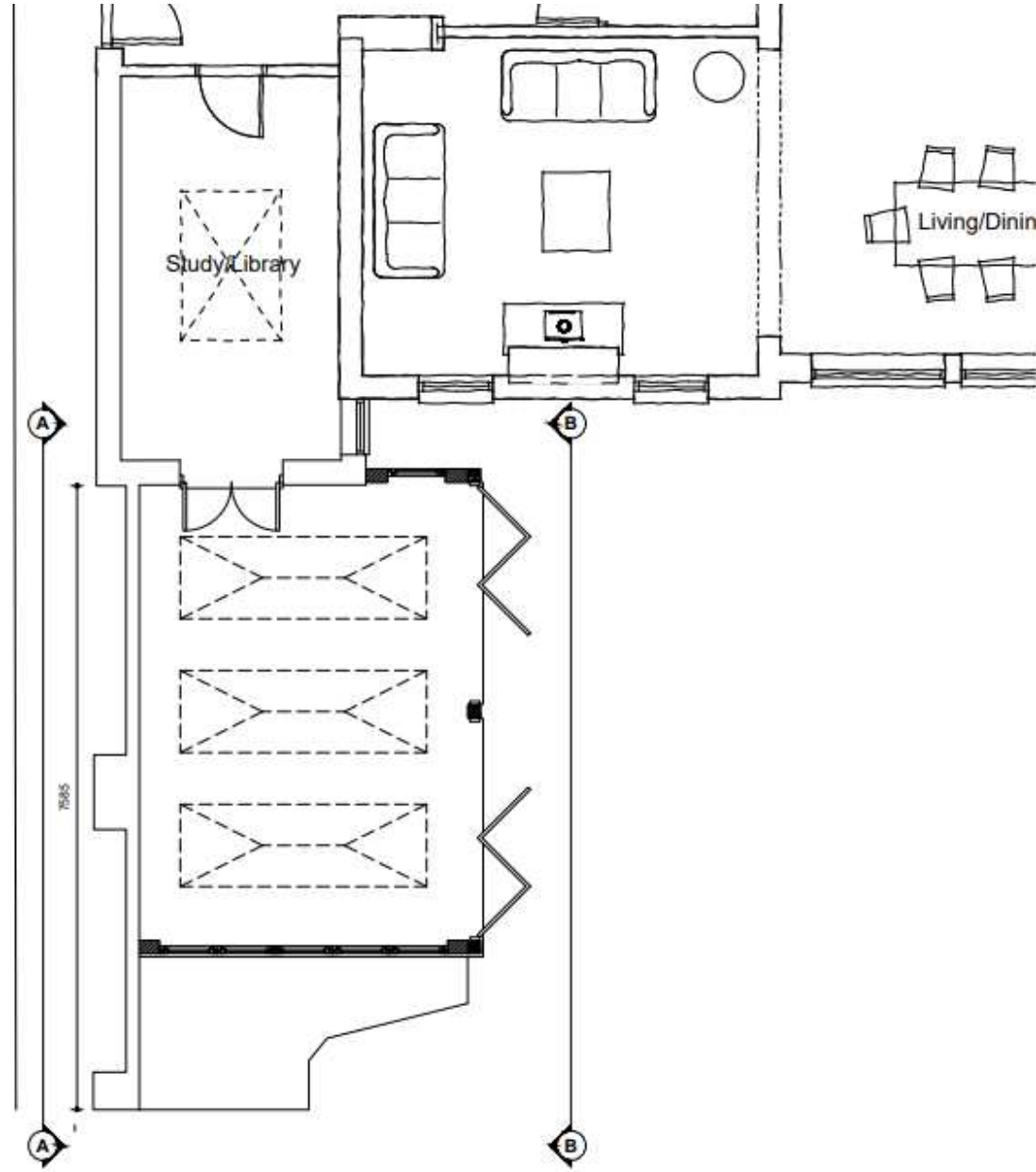
Photographs



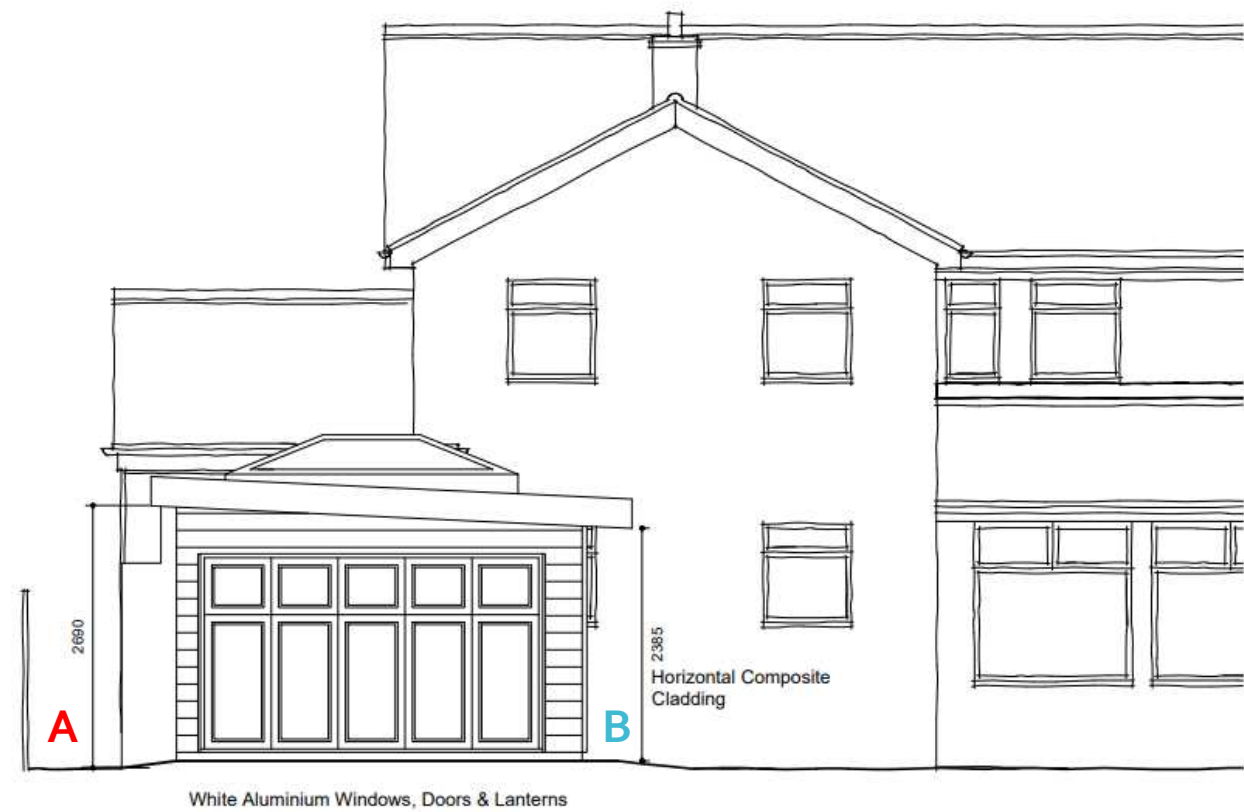
Photographs



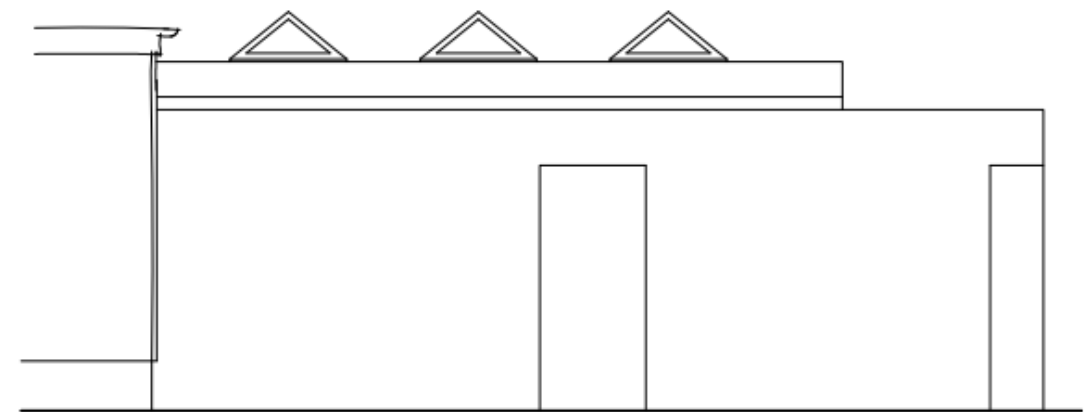
Proposed Floor Plan



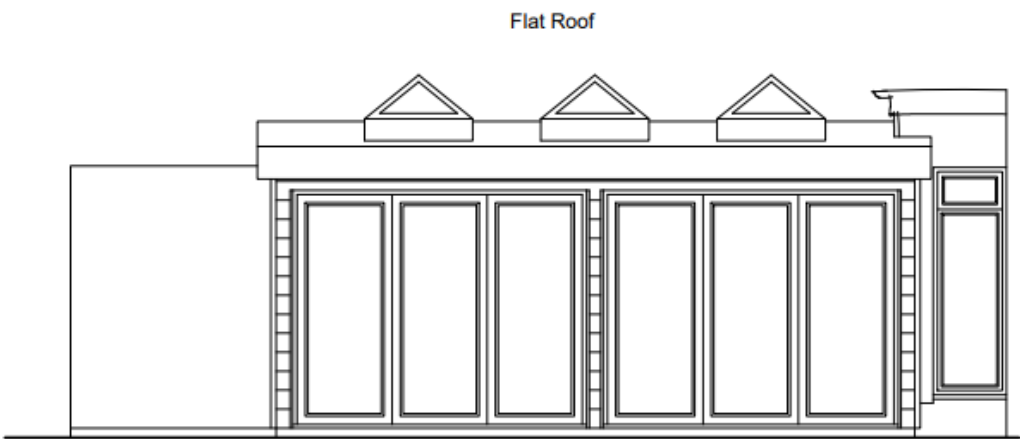
Proposed elevations



Proposed West Elevation



Proposed Elevation - A

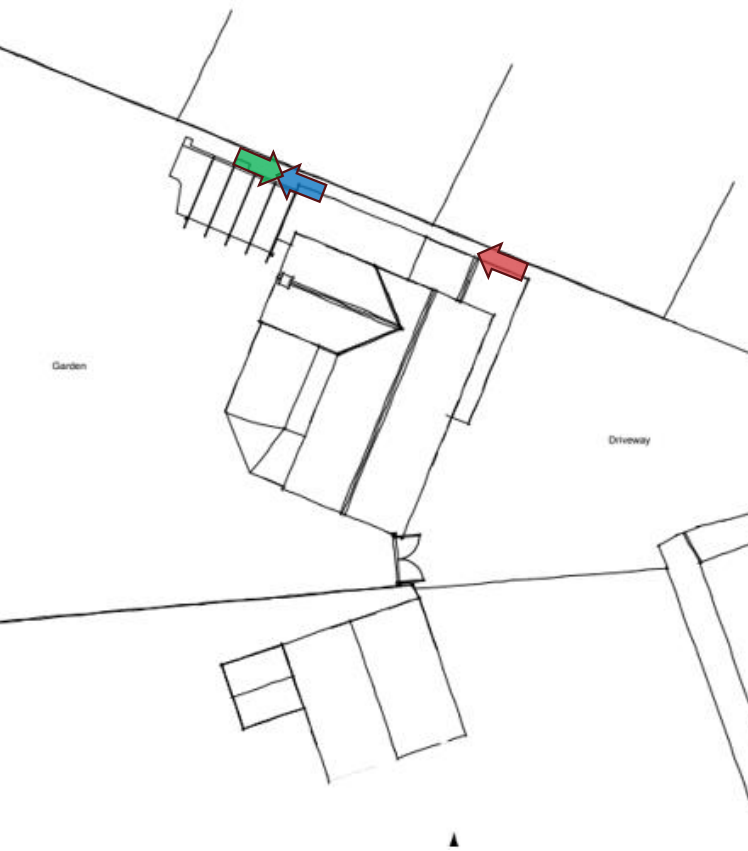


Proposed Elevation - B


Photographs from Neighbouring Property



Photographs from
ENF/23/0376/DEV




Material Planning Considerations and Key Issues

- SCLP11.1 – Design
 - SCLP11.2 – Residential Amenity
 - NPPF
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Standard 3 Year Time limit**
 - **Plans**
 - **Materials**
 - **Within 6 months of the date of this permission, the rear (northern) elevation of the extension hereby permitted shall be finished in render and painted in Tinge of Silver (Armstead Trade).
Thereafter, the render and colour shall be retained in this form.**
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.