



## Committee Report

**Planning Committee South – 28 February 2023**

**Application no** DC/22/2515/FUL

**Location**

Badgers Bank  
Priory Road  
Snape  
Saxmundham  
Suffolk  
IP17 1SE

**Expiry date** 17 August 2022

**Application type** Full Application

**Applicant** Mrs J Kennedy

**Parish** Snape

**Proposal** Internal alterations and ground floor and first floor extension to rear of the property. 1st floor extension over garage

**Case Officer** Eleanor Attwood  
[eleanor.attwood@eastssuffolk.gov.uk](mailto:eleanor.attwood@eastssuffolk.gov.uk)

### 1. Summary

- 1.1 This application seeks approval for extensions to the rear of the property, first floor extension over garage and external alterations at Badgers Bank, Priory Road, Snape.
- 1.2 The officer recommendation of approval is contrary to Snape Parish Council's objection. The application was subject to consideration by the Referral Panel on 23 January 2023 with a recommendation that the application be determined under delegated powers. The Panel recommended that the application be referred to Planning Committee South for determination.

### 2. Site Description

- 2.1 The subject property is a detached, two storey dwelling situated within the settlement boundary of Snape. The property is situated on the south side of Priory Road and shares an access onto the road with The Hedges. The site features an attached garage on the side of

the dwelling. The site shares a boundary with The Hedges and Hawthorn Cottage. To the rear, the site backs onto a field.

2.2 The site is not within the setting of a listed building, nor within a conservation area but it is within the AONB.

2.3 The site is located within Flood Zone 3b.

### **3. Proposal**

3.1 The application proposes two-storey extensions at the rear, a first-floor extension over the garage and a new front porch.

3.2 The external walls of the dwelling would be finished in Prefalz aluminium standing seam and acrylic render. The roof would be Prefalz aluminium standing seam and windows and doors would be PPC aluminium frame.

### **4. Third Party Representations**

4.1 One neutral representation has been received which raises the following concerns:

- Loss of view
- Metal cladding out of keeping with area.

### **5. Consultees**

#### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Snape Parish Council	28 July 2022	28 August 2022
<p>Summary of comments:</p> <p>"Snape Parish Council objects to this application as is currently stands.</p> <p>Whilst the Parish Council has no objections to changes being made to Badger's Bank, we would concur with the views of both the resident of 1, Drury Park and the Planning Officer in the pre-application advice that the proposal as set out would be out of character for the area, both locally and wider. Not only would it be detrimental to the existing street scene but would be inappropriate considering it is in the Area of Outstanding Natural Beauty.</p> <p>As part of the Design and Access statement, the applicant points to other properties in the wider vicinity that are of a more modern design. We would point out, although these other properties are more modern in appearance, all are fully or partly clad in wood, which is more appropriate to the area.</p>		

For the above reasons, we would ask that the application in its current form, be denied."

### Statutory consultees

Consultee	Date consulted	Date reply received
SCC Flooding Authority	8 August 2022	15 August 2022
Summary of comments: No comment to make as this is a minor application.		

Consultee	Date consulted	Date reply received
SCC Highways Department	28 July 2022	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	28 July 2022	8 August 2022
Summary of comments: No concern in regard to the proposed scale or materials of the works. Have expressed concern in regard to glazing and recommend that this is reduced or broken up.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	28 July 2022	No response
Summary of comments: No response.		

### Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	8 August 2022	25 August 2022
Summary of comments: No objection. Comments included in report.		

## Reconsultation consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	13 September 2022	No response

Summary of comments:

No response.

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	13 September 2022	No response

Summary of comments:

No response.

Consultee	Date consulted	Date reply received
SCC Flooding Authority	13 September 2022	20 September 2022

Summary of comments:

No comment to make as this is a minor application.

Consultee	Date consulted	Date reply received
SCC Highways Department	13 September 2022	No response

Summary of comments:

No response.

Consultee	Date consulted	Date reply received
Snape Parish Council	13 September 2022	No response.

Summary of comments:

No response.

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	13 September 2022	28 September 2022

Summary of comments:

No change to previous comments.

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	20 December 2022	12 January 2023
Summary of comments: No objection, and advice provided.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	20 December 2022	4 January 2023
Summary of comments: No comment.		

Consultee	Date consulted	Date reply received
Snape Parish Council		10 January 2023
<p>Summary of comments:</p> <p>“Snape Parish Council objects to this application as is currently stands.</p> <p>Whilst the Parish Council has no objections to changes being made to Badger’s Bank, we would concur with the views of both the resident of 1, Drury Park and the Planning Officer in the pre-application advice that the proposal as set out would be out of character for the area, both locally and wider. Not only would it be detrimental to the existing street scene but would be inappropriate considering it is in the Area of Outstanding Natural Beauty.</p> <p>As part of the Design and Access statement, the applicant points to other properties in the wider vicinity that are of a more modern design. We would point out, although these other properties are more modern in appearance, all are fully or partly clad in wood, which is more appropriate to the area.</p> <p>For the above reasons, we would ask that the application in its current form, be denied”</p>		

## Publicity

None

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 5 August 2022

Expiry date: 26 August 2022

## 6. Planning Policy

National Planning Policy Framework 2021

SCLP9.5 - Flood Risk (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)

## 7. Planning Considerations

### Design and Visual Amenity

- 7.1 The proposals will result in a small increase to the footprint of the dwelling. The first-floor side extension will be set lower than the ridgeline of the host dwelling and set back from the front wall of the original dwelling. As such it is considered that the side extension will appear sufficiently subordinate in scale to the host dwelling. The extensions to the rear will largely not be visible from public views and will be sufficiently subordinate in scale to the host dwelling.
- 7.2 The new external materials will result in a different visual appearance of the property. The application initially proposed to clad the entire front elevation in the aluminium standing seam, this has now been amended to include a mixture of aluminium standing seam and acrylic render. Render is a common external material within the local area. However, it does not appear that metal cladding is common to the area. There are contemporary properties within the area, but these have tended to use timber cladding or other more traditional materials. Although, the use of metal cladding will alter the character and appearance of the property, it does not necessarily follow that this will result in harm to the character of the area. The dwelling is within the AONB and the AONB team have commented on this application, stating that "the materials being proposed for the extension although modern are considered appropriate and will enable the extension to sit sympathetically within the landscape and AONB". Therefore, there is no objection to the use of these materials in respect of AONB impact.
- 7.3 In regard to the residential character of the area, the local streetscene is not considered to have a distinct or particularly special character. The proposal will introduce a contemporary palette of materials, but the use of render will retain a link to the more traditionally finished properties. On balance, it is not considered that the application will result in significant harm to the streetscene and character of the area which would warrant refusal on this basis.
- 7.4 For the above reasons, the application is considered to comply with policies SCLP10.4 and SCLP11.1 of the local plan.

### Residential Amenity

- 7.5 The application proposes a first-floor extension over the existing garage, which is located close to the boundary shared with The Hedges. The Hedges does have one window on the side elevation, this is obscure glazed and does not appear to serve a habitable room and the proposed first-floor extension will not be directly west of the window. It is judged that the first-floor side extension is located at a sufficient distance from the neighbouring dwelling and will not have a detrimental impact on existing levels of amenity through loss of daylight/sunlight. The extensions to the rear of the dwelling and the front porch are also deemed to be at a sufficient distance from both neighbouring properties, and it is not considered that it would result in significant impact on amenity through loss of daylight/sunlight. The extensions are not considered to be harmful to amenity through overbearing impact. The application does include one first-floor window on the side elevation, serving the piano room. It appears that this window is high level, but it is recommended that a condition be applied to any grant of approval which requires the window to be obscure glazed.
- 7.6 One representation has been received from 1 Drury Park which raises loss of view/change of view as a reason for objection. The loss of views is not considered to be a material planning consideration, although loss of outlook is. In respect of loss of outlook from 1 Drury Park, the proposed development is located on the opposite side of Priory Road from the dwelling at 1 Drury Lane, at a distance of over 30 metres. It is deemed that the proposed works will not have harmful impact on the amenity of 1 Drury Park through overbearing effect or undue intrusion to windows. Therefore, it is not considered that the proposal will have detrimental impact on 1 Drury Park through loss of outlook.
- 7.7 For the above reasons, the application is considered to comply with policy SCLP11.2 of the local plan.

### Light Spill

- 7.8 The application will result in an increase in glazing on the property, it has been noted that there is offsite tree and scrub cover to the south of the site which is considered to offer a useful degree of screening. Pre-application advice was sought on this scheme prior to the submission of the full application. Following the advice that was given, the glazing on the scheme has been reduced in order to address this issue. On balance, it is not considered that there are sufficient grounds for objection on this basis. Whilst the AONB team have made recommendations for the glazing to be reduced or broken up, they have not objected to the scheme.
- 7.9 For the above reasons, the application is considered to comply with policy SCLP10.4 of the local plan.

### Flood Risk

- 7.10 The site is within Flood Zone 3b and a Flood Risk Assessment (2211-757, 15.12.2022) has been provided. The Flood Risk Assessment (FRA) states that the site is *"exposed to risk of flooding in extreme events in its current state and an extension into the floodplain a minor increase of flood risk elsewhere, if not mitigated"*.

- 7.11 The initial Flood Risk Assessment produced for this application did not satisfy the national flood risk standing advice and the Environment Agency responded stating *“The application is ‘more vulnerable’ and therefore is not appropriate in flood zone 3b. I also note that in the FRA, the applicant has stated that the development will increase flood risk elsewhere. Planning applications should not increase flood risk elsewhere- there is also other properties in the area, and no review has been done to show the impact, if the surrounding other properties would be at an increased flood risk”*. Following this a new Flood Risk Assessment was produced including mitigation recommendations.
- 7.12 To provide mitigation the FRA proposes a localised depression in the rear garden to compensate for the loss of floodplain. The depression would be 160mm deep with a channel to the south to allow for easy ingress and egress for the flood waters. The total volume of the depression would equate to 4.84m<sup>3</sup>. Safe refuge is available on the first floor of the property and advice has been provided for the property occupier with regards to Flood Warnings and where information can be found to produce a Flood Plan including an evacuation strategy. Furthermore, the FRA states that the proposed alterations will lift the Finished Floor Level (FFL) to a level of 2.48m AOD, matching the maximum FFL of the existing dwelling.
- 7.13 The Environment Agency have again been consulted on the application. Their response of 12/01/2023 has stated that they have no objection to the application. The EA have advised that in this instance it would not be appropriate to consider the proposals as inappropriate development within FZ3b. In regard to the compensatory storage (depression) proposed, the EA has advised that they do not routinely require compensatory storage for tidal flood risk (the exception being if it is in a tidally defended flood cell that would function independently from the North Sea), and that if the proposed compensatory storage scheme did not function as intended, the flood risk impact to the surrounding tidal floodplain would increase the flood level by roughly 0.001 millimetres, which would be considered as insignificant.
- 7.14 Therefore, it is considered that flood risk has been suitably addressed within this application. The FRA has proposed mitigation methods and advice for the owners. The FRA will be included in the approved scheme of documents and conditions will be applied in relation to proposed mitigation. Therefore, it is considered that the proposal complies with the NPPF and local policy SCLP9.5.

## **8. Conclusion**

- 8.1 The proposal will result in a visual change to the property and the introduction of new external materials to the local area. It is not considered that the design and materials will result in significant adverse impact to the character of the local area, or to the special qualities of the AONB.
- 8.2 The application is considered to be acceptable in respect of design, amenity, landscape and flood risk impacts. Therefore, the scheme is considered to be compliant with local policies SCLP9.5, SCLP10.4, SCLP11.1 and SCLP11.2 of the local plan.
- 8.3 Approval is recommended.



## 9. Recommendation

Approve

### Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: 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 PW1239 PL02 Rev F and PW1239 PL10 received 21/09/2022, Design and Access Statement received 23/06/2022, and Flood Risk Assessment (2211-757, 15.12.2022) received 16/12/2022 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.

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. The window on the west elevation at first-floor level shall be fitted with obscured glass, which shall have an obscurity of level 3 on the Pilkington obscured glazing range (or equivalent by an alternative manufacturer) and shall be retained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of adjacent property.

5. The hereby approved development shall only be carried out in accordance with the mitigation methods detailed within the Flood Risk Assessment (2211-757, 15.12.2022). The electrical sockets in the extension shall be no lower than the sockets in the adjacent room in the existing dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application site lies within an area at risk from flooding. These measures are required to ensure the proposal is at no greater risk than the existing dwelling.

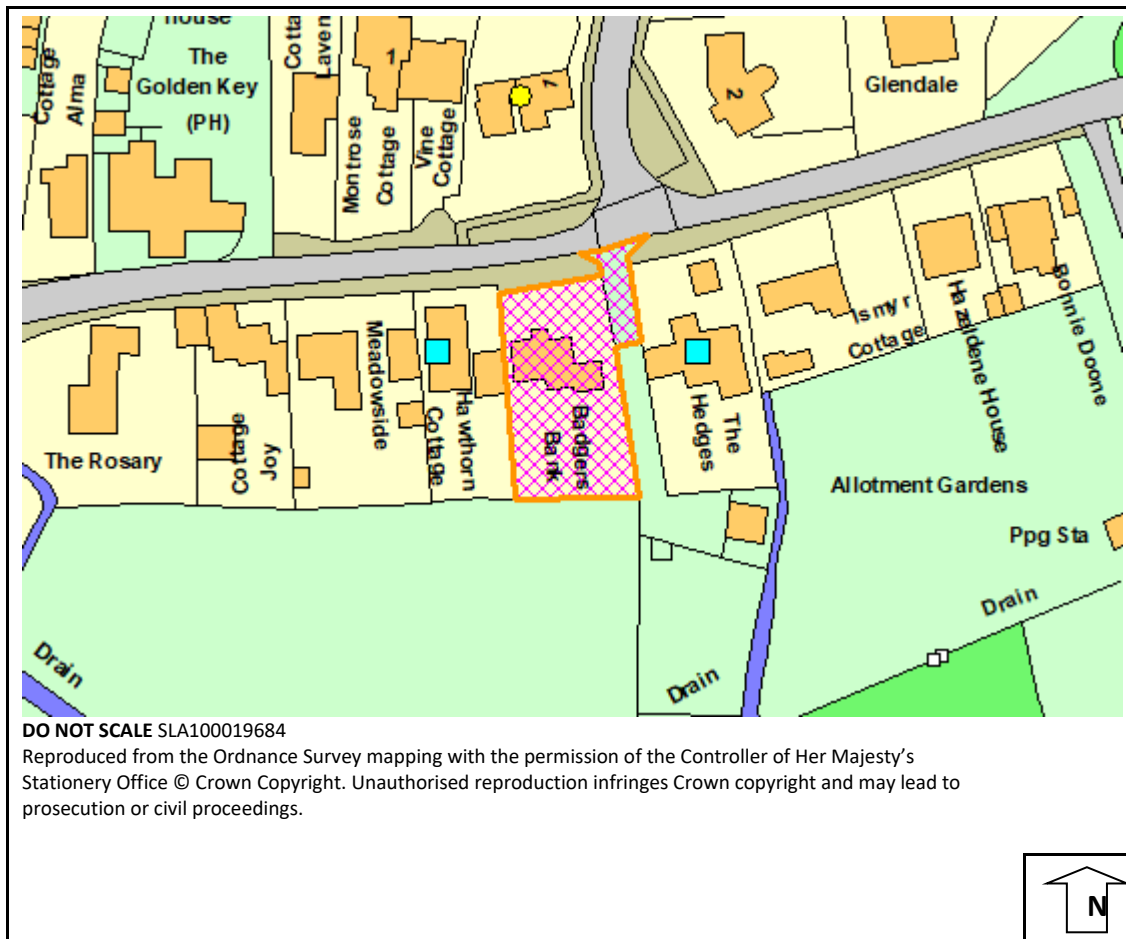
### Informatives:

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.

## **Background information**

See application reference DC/22/2515/FUL on [Public Access](#)

## Map



## Key



Notified, no comments received



Objection



Representation



Support