



Committee Report

Planning Committee South – 24 January 2023

Application no DC/22/3493/FUL

Location

54 Looe Road
Felixstowe
Suffolk
IP11 9QB

Expiry date 30 October 2022

Application type Full Application

Applicant Mr and Mrs Watts

Parish Felixstowe

Proposal Proposed two storey part side/part rear extension, single storey rear extension and alterations

Case Officer Rebekah Chishaya
01394 444253
rebekah.chishaya@eastsuffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for the construction of a two-storey side and rear extension and a single-storey rear extension to 54 Looe Road, Felixstowe.
- 1.2 The application has come before Members following consideration by the referral panel on 20 December 2022. The application was presented to the referral panel as the Town Council recommends refusal which is contrary to the officer's recommendation of approval. The panel decided that the application should be referred to Planning Committee South for determination.
- 1.3 The Highways Authority initially submitted a holding objection pending additional information regarding cycle storage; this has now been provided and the Highways Authority now raises no objections to the proposals.
- 1.4 The proposals are considered to comply with the development plan policies and guidance listed in this report and the application is recommended for approval subject to conditions.

2. Site Description

- 2.1 54 Looe Road is a two-storey semi-detached property situated within the settlement boundary of Felixstowe. The property is positioned relatively close to the highway, with a generous rear garden. There is currently an attached single garage on the eastern side of the dwelling. The property sits within a primarily residential area and is surrounded by residential dwellings. The property is neither listed nor is it located within a conservation/designated area.

3. Proposal

- 3.1 Planning permission is sought for the erection of a two-storey side/rear extension and a single-storey rear extension. The two-storey element would extend above and to the rear of the garage and then continue round to extend above the existing kitchen at the back of the property. The garage would be converted to a utility room with a storage area to the front. The rear extension would be single storey and have a flat roof with a lantern rooflight. The materials proposed would match those on the host property.

4. Consultees

Third Party Representations

- 4.1 No third-party comments received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	13 September 2022	29 September 2022
Summary of comments: Committee recommended REFUSAL. Whilst we are content with all other aspects of the proposals, we feel that, because of the intense demand of on-street parking in Looe Road, with both an increase in the number of bedrooms to this property and loss of the garage - resulting in the property only having one off-street parking space - is unacceptable, in accordance with County Council parking guidance which would require three spaces.		

Non-statutory consultees

Consultee	Date consulted	Date reply received
SCC Rights Of Way	13 September 2022	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Highways Department	19 October 2022	27 October 2022
<p>Summary of comments:</p> <p>Holding objection. According to Suffolk Guidance for Parking (2019), a 4-bedroom dwelling should have a minimum of three car parking spaces. There is no off-road vehicle parking proposed for this development. For a car-free development to be considered acceptable, it would need to include the following:</p> <ul style="list-style-type: none"> - Exceptional standards of sustainable travel e.g. cycle spaces/storage (secure, lit and covered) is incorporated; - Good provision of public transport links and; - Local services available within a reasonable walking distance. <p>Due to the location of this proposal, it is considered to be in an urban area with approximately a 16-minute walk from Felixstowe Rail Station and approximately a 5-minute walk from the nearest bus stops (adjacent and opposite Church Road). Therefore, a reduction of vehicle parking spaces may be considered as long as there are exceptional standards of sustainable travel included as part of this proposal. As per Suffolk Guidance for Parking (2019), a minimum of two cycle spaces are required for a Class C3 dwelling.</p> <p>Clarification is required on the existing and proposed vehicular and cycle parking offer. This should be illustrated within the revised scalable plan.</p>		

Reconsultation consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	15 December 2022	19 December 2022
<p>Summary of comments:</p> <p>Following the submission of additional information, the following condition would be recommended on any approval given for this proposal: provision of secure cycle storage in accordance with drawing no. 22/07/0071 Rev. B.</p>		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 14 September 2022

Expiry date: 5 October 2022

5. Planning policy

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)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

National Planning Policy Framework 2021

6. Planning Considerations

Design Quality

- 6.1 The two-storey extension would be visually recessive to the original dwelling as it would be set back from the existing front elevation and would also be subservient in height, with a hipped roof in keeping with the existing roof form. The extension would be set away from the boundary with No. 52 to the east, as it would not protrude further than the existing garage, and would not therefore result in a terracing effect, allowing some separation between the properties. The extension would have a similar visual aesthetic to the original dwelling house, and as such is in keeping with the character and appearance of the host property.
- 6.2 The single storey element of the proposal would be situated to the rear of the dwelling and therefore would have no impact on the visual amenity of the street scene or surrounding area. The proposed rear extension would not appear disproportionate in scale given the generous size of the curtilage to the rear, and would be in keeping with the characteristics of the dwelling house.
- 6.3 The proposals are considered to be acceptable additions to the dwelling in terms of design quality.

Residential Amenity

- 6.4 The two-storey extension would have no windows inserted at first floor level on the east elevation facing No. 52, with first floor windows instead proposed on the front and rear elevations overlooking Looe Road and the property's own rear garden respectively. As the property already has first floor windows facing the rear garden, the extension would not introduce any additional overlooking when compared to the current situation.
- 6.5 The single-storey addition would extend approx. 6 metres from the existing rear elevation and have a height of approx. 3 metres (excluding the roof lantern). Whilst this is quite a deep extension, there is an existing close-boarded fence along the boundary with No. 56 (approximately 1.8m high) which will partially screen the extension from this neighbour. The

extension is also of a similar scale to what could otherwise be constructed as permitted development subject to the prior notification procedure for larger householder extensions (up to 6 metres in depth for a semi-detached property and up to 4 metres in height).

- 6.6 The proposals are considered acceptable in terms of residential amenity.

Parking Standards

- 6.7 The Town Council has raised concerns regarding the loss of the garage for car parking and the increase from 3 bedrooms to 4 as a result of the proposals, due to the existing high demand of on-street parking in Looe Road and noting that the Suffolk Guidance for Parking requires 3 off-street parking spaces for a 4-bedroom dwelling. The Highways Authority also initially submitted a holding objection, requiring further information regarding cycle parking.
- 6.8 An amended plan has been submitted showing that the front section of the garage to be converted will provide storage for two cycles, and the Highways Authority has advised that this is sufficient to remove their holding objection.
- 6.9 Although the Suffolk Guidance for Parking requires 3 parking spaces for a 4-bedroom dwelling, the Guidance highlights that a range of factors will be taken into account and for main urban areas a reduction to the parking guidance may be considered. The Highways Authority note in their initial consultation response that due to the location of this proposal, it is considered to be in an urban area with approximately a 16 minute walk from Felixstowe Rail Station and approximately a 5 minute walk from the nearest bus stops (adjacent and opposite Church Road). The Highways Authority has requested that a minimum of two cycle spaces are provided. There is provision for this within the proposed two-storey extension as noted previously in this report.
- 6.10 In addition to the above, officers note that the existing garage could be converted to habitable accommodation without the need for planning permission. The garage is also below the size set out within the Suffolk Guidance for Parking to be counted as a parking space (6 metres by 3 metres), measuring approximately 4.47 metres by 2.43 metres. The applicant's agent has advised that the garage is not used for parking and that on-street parking is currently utilised by the residents of the property.
- 6.11 Taking into account all of these factors, the increase in the property's size from a 3-bedroom to a 4-bedroom dwelling and the loss of the garage are not considered to result in a danger to highway safety such that a refusal of planning permission could be substantiated on these grounds.

7. Conclusion

- 7.1 The proposed extensions would be in keeping with the character and appearance of the property and would not harm the visual amenity of the wider area, the amenities of neighbouring properties or highway safety. The proposals are therefore considered to comply with the local plan policies and guidance listed above, and the relevant provisions of the NPPF.

8. Recommendation

8.1 Approval subject to the conditions below.

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 carried out in all respects strictly in accordance with the following approved plans and documents for which permission is hereby granted:

- Application Form received on 5 September 2022.
- Drawing no. 22/07/0070 received on 5 September 2022.
- Drawing no. 22/07/0071 Revision B received on 6 December 2022.

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 two-storey extension shall not be brought into use until the area within the site shown on drawing no. 22/07/0071 Revision B for the purposes of secure cycle storage has been provided and thereafter the area shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

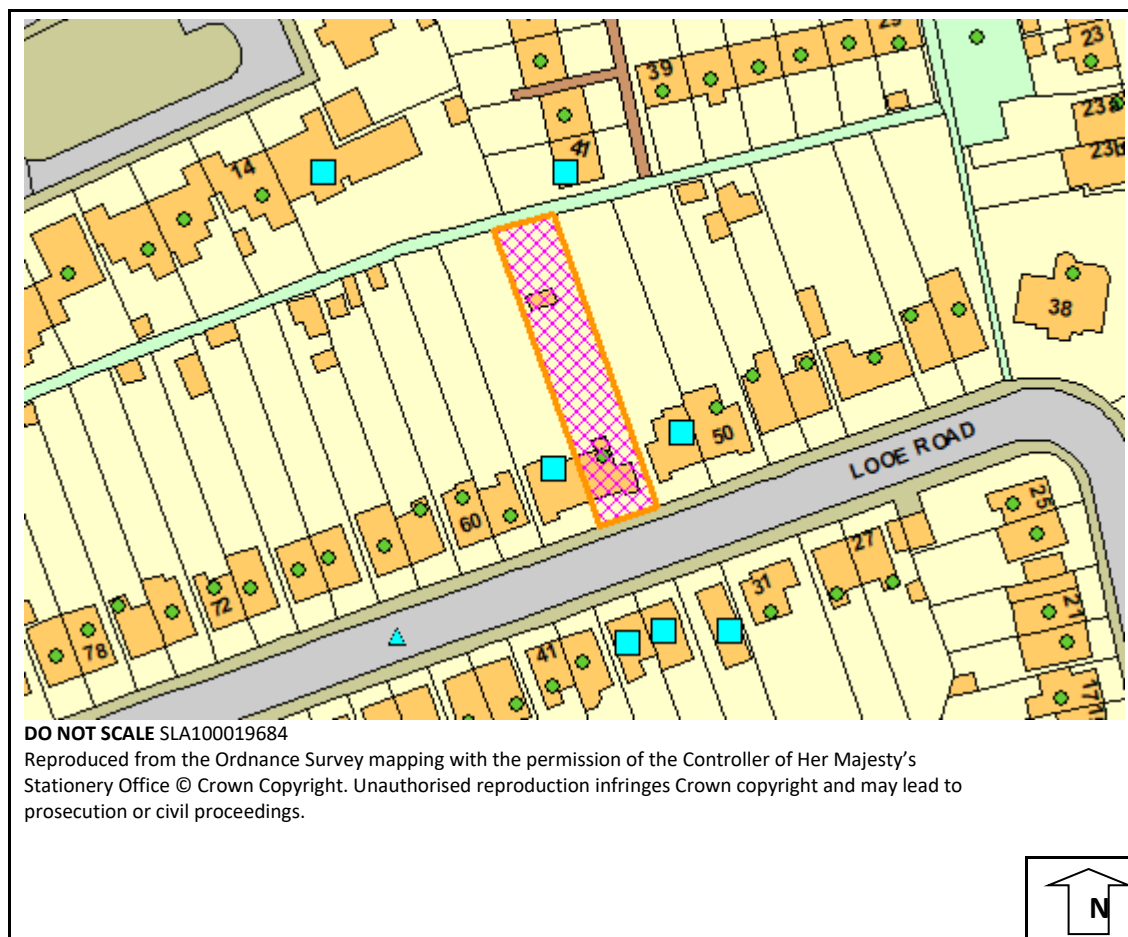
Informatives:

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/22/3493/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support