



Committee Report
Planning Committee North – 9 April 2024

Application no DC/24/0178/FUL

Location

12 Aldringham Park
Aldringham Cum Thorpe
Leiston
Suffolk
IP16 4QZ

Expiry date 19 March 2024

Application type Full Application

Applicant Stephen Skinner & Lisa Baker

Parish Aldringham Cum Thorpe

Proposal Proposed sunroom with retention of partly built structure

Case Officer Becky Taylor

becky.taylor@eastsuffolk.gov.uk

1. Summary

- 1.1 This application seeks planning permission in respect of the retention of a partly built structure and its completion into a sunroom at 12 Aldringham Park, Aldringham Cum Thorpe, Suffolk.
- 1.2 The Aldringham Cum Thorpe Parish Council object to the proposed development due to the following reasons:
- "The height and length of the wall of the proposed sunroom has an unreasonably overbearing and oppressive impact upon the neighbouring property.
 - 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.
 - 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."
- 1.3 The application was presented to the Referral Panel on the 5th of March 2024 as the objections from the Parish Council are contrary to the officer's 'minded-to' recommendation of approval. The Panel decided that the application should be determined by the Planning Committee.
- 1.4 The proposal is compliant with local and national planning policy and therefore it is recommended that planning permission be granted.

2. Site Description

- 2.1 The application site accommodates a two-storey detached dwelling situated within Aldringham Cum Thorpe however is not within any settlement boundary. The property occupies the northern corner plot at the end of the Aldringham Park cul-de-sac, a road just off the B1122 (Aldeburgh Road) which runs from Aldeburgh to Yoxford via Leiston. The subject dwelling does not sit within a Conservation Area, the Suffolk and Essex Coast and Heaths National Landscape, a Site of Special Scientific Interest, or a flood zone, nor is it a Listed Building.
- 2.2 The main dwelling is set back from the road and benefits from off-road parking to the front of the property in the form of a large driveway. The property accommodates a sizable curtilage to the rear, which is enclosed with a mixture of timber fencing and brick walls. The subject dwelling is bounded by neighbouring curtilage to the north, and a detached property and associated curtilage to the south. The rear is bounded by the B1122 and agricultural fields.

- 2.3 An analysis of previous planning history of the property has noted that the property has been altered and extended previously. Indeed, planning permission was granted for a two-storey side extension in August 1993 (C93/0775), a two-storey side extension and single-storey rear extension in September 2012 (C/12/1400) and for alterations and extensions, including a single-storey side extension and a garden room, in March 2022 (DC/22/0339/FUL) - with subsequent amendments approved in August 2022 (under DC/22/2628/FUL). It must be noted that a Garden Room approved within the planning application DC/22/0339/FUL has not yet been built.
- 2.4 More recently the site has been the subject of Planning Enforcement Investigation ENF/23/0376/DEV. That investigation related to the works that are currently under consideration and the subject of this current planning application.

3. Proposal

- 3.1 The application seeks permission for the retention of the partly built wall and roof structure and its completion into a sunroom.
- 3.2 Currently, the partly built wall projects from the rear elevation of the existing single-storey side extension by 7.585m. This wall is approximately 0.9m away from the north-eastern boundary of the property and currently comprises of painted block work at the north-facing side of the wall, though the southern-facing side of the wall has been plastered. Timber rafters and steel columns have also been installed for the purpose of this extension.
- 3.3 The proposal is to complete this extension, which will accommodate a sunroom. The proposed extension is to measure 5.9m in length along the south-western elevation, and 4.315m in width, therefore the existing north-eastern facing wall would extend approximately 1.685m beyond that of the opposing wall of the proposed sunroom. The proposed extension is to have a lean-to flat roof, with a height of 2.69m at the north-eastern facing elevation, decreasing to 2.385m at the south-western facing elevation.
- 3.4 The proposed extension would also have three roof lanterns projecting a maximum of 0.5m from the roof, as well as large amounts of glazing, including windows and bi-fold doors on the rear and south-western facing side elevations, all of which will be white aluminium. Any infill areas around this glazing will be fronted in dark grey horizontal composite cladding.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Aldringham-cum-Thorpe Parish Council	29 January 2024	19 February 2024
Summary of comments: Aldringham-cum-Thorpe Parish Council object to this application for the following reasons:		

- 1) The height and length of the wall of the proposed sunroom 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.

5. Third Party Representations

5.1 One neighbour objection has been received due to the following summarised reasons:

- Concerns over overdevelopment: "...a further extension on the opposite side of the house which is also marked as a garden room. This approved plan, we believe, is still valid but work has yet to be started on this stage of the plan to our knowledge. Surely this new application could be considered to be over development of the site".
- Concerns regarding the existing wall: "...the wall which is of blockwork and pier construction, runs just a few feet away from the full length of our rear garden boundary fence. The wall is an eyesore and blocks the natural light from our garden. The finish of the blockwork is shabby, it is painted grey and is already showing stains to the painted finish caused by the leaching of cement from the pointing. This is particularly unsightly from our garden and back windows."
- Concerns regarding the groundwork and foundations: "We also have concerns with regards to the groundwork which has already been completed with no planning department input or inspection. We feel it may be inadequate for the proposed structure and may turn out to be a danger in future. "
- Concerns over light spill: "The proposed plan also does not take into account that the plot has a natural slope away from the house down towards the Aldeburgh Road and so where the wall appears to be a natural height where it abuts the new extension, by the time it is at its furthest point it is several feet above our boundary fence, cutting off even more light."
- "The proposed plan shows three roof lanterns and our concern in this regard is light pollution at night which would affect the rear of our property. "

5.2 The full comments can be viewed via Public Access

6. Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 1 February 2024

7. Planning policy

National Planning Policy Framework 2023

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)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

8. Planning Considerations

Design, Scale and Visual Amenity

- 8.1 Policy SCLP11.1 states that the council will support proposed development that demonstrates a clear understanding of the local character of the built environment. Therefore, the overall scale and character of house alterations and extensions should demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings. The house alterations and extension SPD also states that extensions and alterations to existing dwellings should respect the character and design of the original building.
- 8.2 The proposed single storey rear extension would project from the existing single-storey side extension and would occupy the north-eastern corner of the rear curtilage.
- 8.3 When considering the scale of the proposed development, together with the previously approved but not yet built garden room (under DC/22/0339/FUL), officers are satisfied that the curtilage of the dwelling is of an appropriate size to accommodate such extensions without appearing as overdevelopment. The proposed extension is also deemed to be of an appropriate scale in comparison to that of the main dwelling; its modest height and flat roof design would allow the development to be considered a subservient addition to the host dwelling.
- 8.4 The proposed rear extension will, however, use a dark grey horizontal composite cladding material for the exterior, which does not visually correspond with the brick used on the main dwelling. Though, as this same cladding has been used for the previously approved side extension - which the proposed development will project from - the principle of cladding as the material of choice is not resisted and will allow visual continuity between the extensions. Concerns have been raised by the neighbour as to the design of the northern wall of the extension, as the exterior is currently painted blockwork. However, given the position of the extension in the rear garden, together with the fact the dwelling is not located in an area of any significant architectural or landscape value, the owners have the rights to use any materials and colours they wish, providing the character of the main dwelling is respected. Despite this, these concerns have been communicated to the applicant, who have provided an alternative in the form of render painted in a light colour.

Officers are satisfied that this alternative proposal will help mitigate any visual amenity concerns.

- 8.5 Furthermore, due to the position of the proposed extension on the rear of the main dwelling, views of the development would not be achieved from the public realm of Aldringham Park, and therefore would cause no visual harm to the streetscene nor the surrounding built or natural environment.
- 8.6 Overall, it is considered that the proposed development is of an acceptable design and would not have an adverse impact on the existing character host dwelling or of the streetscene, therefore complies with SCLP11.1: Design Quality, Supplementary Planning Guidance 16, and the National Planning Policy Framework.
- 8.7 Residential amenity
- 8.8 Policy SCLP11.2 states that the proposed development is required to be located and designed with regard to the amenity of both existing and future residents. It is also designed to prevent any adverse effects on neighbouring amenity, such as overlooking, loss of privacy and loss of daylight or sunlight etc.
- 8.9 With regard to neighbouring amenity, concerns have been raised by both the Aldringham Cum Thorpe Parish Council and a neighbouring property, particularly regarding concerns over the scale of the structure being overbearing. Whilst the structure is located within 1m of the northern boundary, which is shared with neighbouring properties, given the large separation distance between the proposed development and the main dwellinghouses of the neighbouring properties, it is not considered to be overbearing. Concerns have also been raised over the natural slope of the plot, which reduces the impact of any screening between the extension and the neighbouring curtilage at the furthest point of projection. However, again, given the large separation distance, it is not considered to contribute to a sense of overbearingness, nor is the natural slope something that could be easily mitigated. Indeed, it is judged that the modest height and lean-to flat roof design would allow the extension to appear less visually intrusive in the area.
- 8.10 Similarly, given the large separation distance, the proposed development is unlikely to generate any residential amenity concerns through the loss of sunlight or daylight into any habitable rooms of neighbouring properties. Whilst concerns have been raised over the loss of light into neighbouring rear gardens, as per SCLP11.2 and SPG 16, loss of daylight and/or sunlight is only usually considered a significant issue when impacting habitable rooms of neighbouring dwellings, for example living rooms, dining rooms and kitchens, and sometimes bedrooms. The loss of sunlight or daylight into residential curtilage is not deemed to be a significant concern.
- 8.11 Bi-fold patio doors, floor to ceiling windows and roof lanterns are also proposed to be installed on the south-western facing elevation, rear elevation and roof, respectively. The proposed bi-fold doors would face south-west, across the applicants own rear garden and towards the side boundary shared with the neighbour, and the floor-to-ceiling windows would face west, towards the rear boundary of the property. However, given this glazing is at ground floor level, together with the relative distance and existing screening provided by walls and fencing at the property boundaries, they do not provide a direct line of sight into any neighbouring residential property. As a result, the proposed glazing is not judged

to contribute to the loss of privacy to neighbouring amenity and would be used for access and lighting purposes only.

8.12 Concerns have also been raised over possible light spill from the glazing on the extension. However, again, as the majority of glazing faces within the rear curtilage, together with the separation distance between this and neighbouring properties, any light spill would be minimal and is considered unlikely to contribute to any adverse impacts on neighbouring amenity. The roof lanterns proposed are more likely to contribute to light spill than the other areas of glazing, however, again given the relative distance from neighbouring properties, officers are satisfied that the impact would not be significant.

8.13 Therefore, whilst the concerns raised by the parish council and the neighbour are noted, the proposal is not considered to compromise the residential amenity of surrounding dwellings, and therefore would comply with SLP11.2: Residential Amenity.

8.14 Impact on wildlife

8.15 Concerns have been expressed over the impact of light spill on wildlife in the area. However, despite the property falling outside of any defined settlement boundary - and is therefore deemed in the Countryside (as per SCLP3.3 - Settlement Boundaries) - the property is situated within a residential area and is not within a National Landscape where the impact on dark skies can be more sensitive. As a result, the proposed development is not judged to contribute significantly to any further impact of light spill on wildlife or the surrounding natural environment than that of the existing residential dwellings.

9. **Conclusion**

9.1 Overall, it is considered that the proposed development is of an acceptable design that would not have an adverse impact on neighbouring amenity. The proposal is therefore considered to comply with the relevant planning policies, legislation and guidance listed above, therefore, the application is recommended for approval subject to conditions.

10. **Recommendations**

10.1 To approve, subject to the conditions below.

11. **Conditions:**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed 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:

Drawing No. 23172 1 (Site Plan)

Drawing No. 23172 2 (Existing Floor Plans and Elevations)

Drawing No. 23172 3 (Block Plan(s)/Site Layout - Existing)

Drawing No. 23172 4 (Proposed Floor and Elevations)

received 17th January 2024 ;, 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. With the exception of the northern elevation as referred to in Condition 4, 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. 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.

Reason: In the interests of amenity.

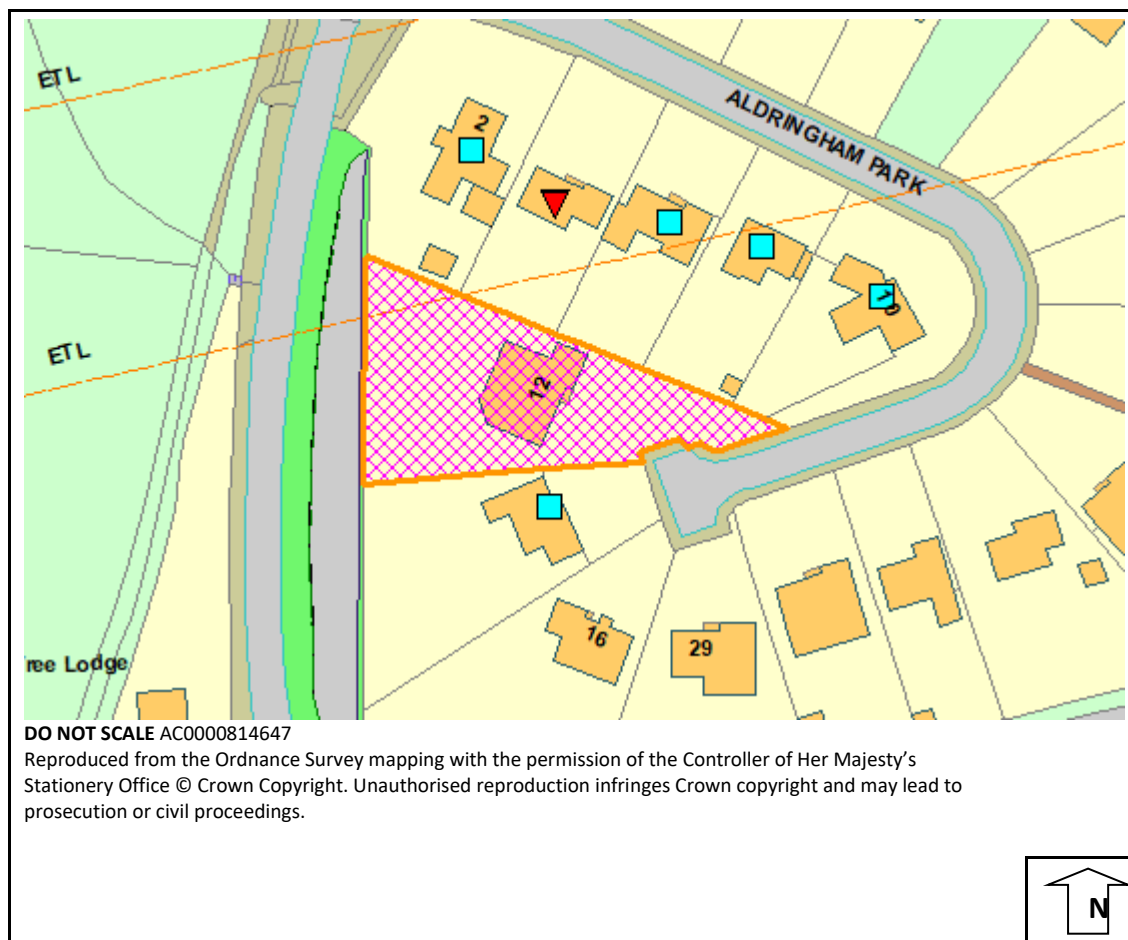
Informatives:

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/24/0178/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support