



Committee Report

Planning Committee North – 11 April 2023

Application no DC/23/0283/FUL

Location

6 Healey Close
Lowestoft
Suffolk
NR32 4WZ

Expiry date 23 March 2023

Application type Full Application

Applicant Mr & Mrs Springford

Parish Lowestoft

Proposal Two storey extension and internal works to suit.

Case Officer Daniel Bailes
daniel.bailes@eastsoffolk.gov.uk

1. Summary

- 1.1. Planning permission is sought for a two-storey front and side extension. Officers consider that the proposal would not have an adverse impact on the character of the surrounding area or neighbour amenity. The proposal accords with the relevant policies of the Local Plan and the application is recommended for approval.
- 1.2. The application is being presented to Planning Committee at the request of the Referral Panel.

2. Site Description

- 2.1. The site is a two-storey detached dwelling located at the end of the cul-de-sac. There are residential properties to all sides of the site. On site there is a detached garage and off-road parking.

3. Proposal

- 3.1. The proposal is a two-storey front and side extension. The front extension would project from the south-east elevation of the original dwelling with a depth of 0.5m. This would also extend beyond the side of the dwelling and has an overall width of 4m. The side extension would extend 1m from the north-east elevation of the dwelling. The combined depth of the side and rear extension at its furthest point would be 7.9m. The extension would have a dual pitched roof with an overall height of 7.95m.

4. Consultees

- 4.1. One letter of support has been received, citing that the proposal will allow for the applicant's family to move into the home, and that there is ample parking on site.
- 4.2. The Ward Member, Cllr Linda Coulam, has commented on the application raising concerns that the proposal is overdevelopment, and requesting that the application be considered by the Referral Panel to consider the determination route.

Consultee	Date consulted	Date reply received
Lowestoft Town Council	1 February 2023	No response
Summary of comments: No comments received.		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 6 February 2023

Expiry date: 27 February 2023

6. Planning policy

- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- National Planning Policy Framework 2021

7. Planning Considerations

Design & Visual Amenity

- 7.1. The extension would be constructed of brick, pantiles to the roof, and uPVC windows and doors. As the materials would match the existing dwelling, the design is considered to be respectful to the host dwelling and street scene. The extension would be proportionate in scale as it would not extend beyond the principal gable and the eaves height does not exceed that of the dwelling. Whilst a two storey extension of considerable size, the

extension will still appear recessive and appropriately sized in relation to the existing dwelling. The proposal is not considered to be overdevelopment, as the property would retain its good-sized rear garden. The extension is not deemed to be harmful to the character of the surrounding area as it would not be widely visible from the street scene. It is therefore considered that the design and scale of development is respectful to the character of the dwelling and street scene.

Neighbour Amenity

- 7.2. The front and side extension at its tallest points would have an overall height of 7.95m which reduces to 5.25m where it meets the eaves. When looking at the positioning of the extension, the north-east elevation would be situated 1m from the boundary at its shortest point and beyond this is a neighbouring dwelling. There are no ground floor windows on the neighbouring dwelling so any potential impact would be to the first-floor windows. There is only one neighbouring first floor window that would look directly towards the extension. This appears to be a secondary window serving a bedroom and would have a separation distance of 7m from the north-east elevation of the extension. As light would continue to be received through a window at the front of the dwelling, any impact on light to this room is unlikely to be significant.
- 7.3. There is a first-floor window on the neighbouring dwelling which does not look towards the extension but does appear to be the only window serving a different bedroom. This is situated 6m from the north-east elevation of the extension. The BRE 45 degree test has been undertaken to determine whether the impact on light as a result of the development is likely to be acceptable. The proposal fails on the horizontal plane but passes on the vertical plane. This indicates that there would not be significant impact on daylight/sunlight, as light would continue to be received over the roof of the extension. For the reasons given, it is not considered that the proposal would have a significant impact on light.
- 7.4. The only windows proposed on the extension would be on both floors of the south-east front elevation. As the windows would prominently look towards the existing detached double garage opposed to any private amenity space and that there is a separation distance of 18m to the nearest neighbouring window in view, it is considered that the proposal is unlikely to result in any loss of privacy.
- 7.5. In response to local consultation, no neighbour objections have been received.
- 7.6. The proposal seeks to extend two existing bedrooms on the first floor and as such no additional bedrooms are proposed. There is a minimum requirement for three parking spaces to be provided for a four-bedroom dwelling as set out in Suffolk County's Council's Parking Standards. As the existing driveway in front of the double garage would be retained and can accommodate five vehicles, in addition to the two spaces in the double garage, the proposal would not result in any loss of parking.

8. Conclusion

- 8.1. All design and amenity matters have been considered and the proposal is deemed to accord with policy WLP8.29. There are no material considerations indicating for a decision other than approval.

9. Recommendation

9.1. It is recommended that planning permission be granted subject to conditions.

10. 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 Site Location, Proposed Block Plan, Proposed Elevations and Floor Plans, 3028.22.2; received 26/01/2023;, 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.

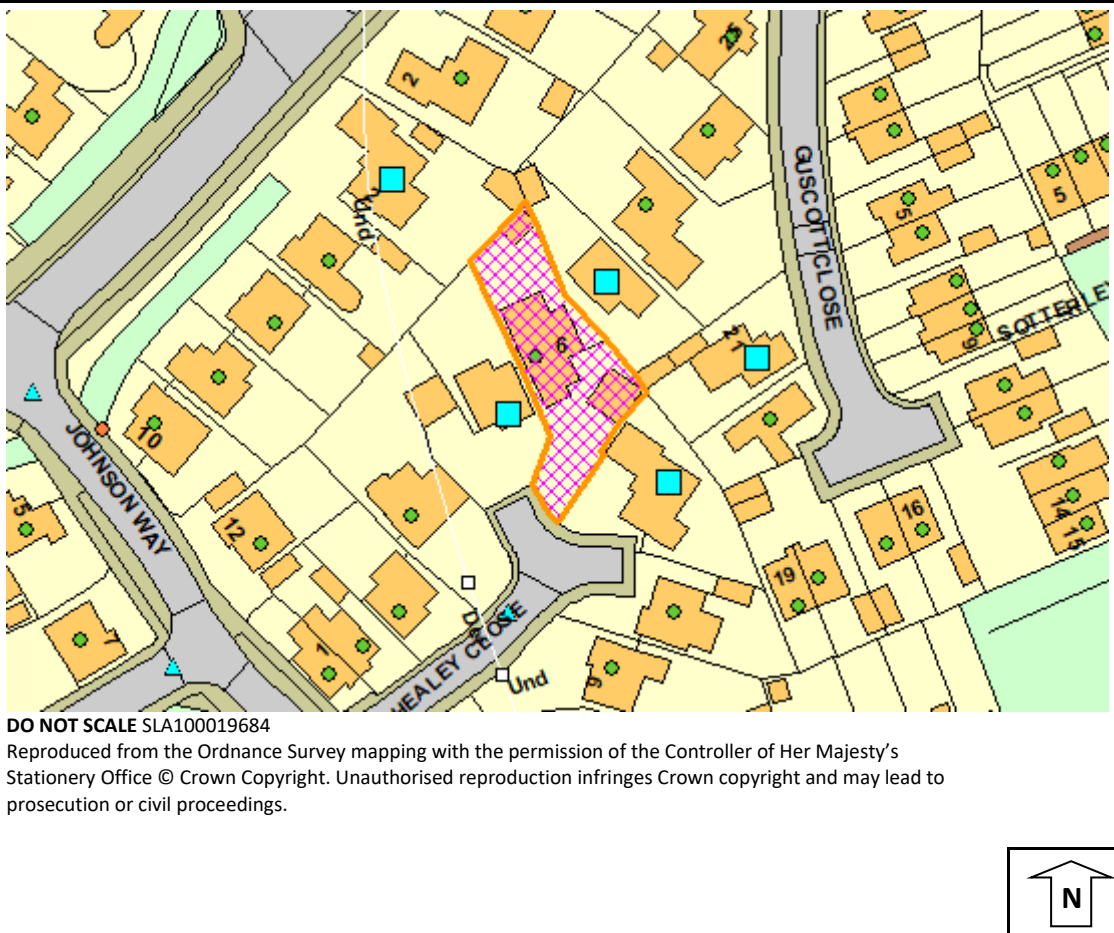
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

Background Papers

See application reference DC/23/0283/FUL on [Public Access](#)

Map



Key

- Notified, no comments received
- Objection
- Representation
- Support