



## Committee Report

**Planning Committee South** - 25 April 2023

**Application no** DC/23/0460/RG3

**Location**

Public Toilet Block Adjacent Town Hall  
Undercliff Road West  
Old Felixstowe  
Walton  
Suffolk  
IP11 2AG

**Expiry date** 6 April 2023

**Application type** Deemed Council Development

**Applicant** East Suffolk Council

**Parish** Felixstowe

**Proposal** Extension & alterations to public toilet block facility to provide improved male & female toilets. Together with accessible toilet/operatives rest area & improved access.

**Case Officer** Nick Clow  
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### 1. Summary

- 1.1. The application site is the public toilet block facility at Undercliff Road West, below Convalescent Hill and to the north east of Felixstowe Town Hall. The proposals concern extensions and alterations to the public toilet block to improve the facilities, including the provision of an accessible toilet, an operatives rest area and improved access.
- 1.2. The application is before committee as East Suffolk Council is the applicant and landowner.
- 1.3. The application is considered to accord with the development plan and is therefore recommended for approval. Felixstowe Town Council has recommended approval of the scheme and there have been no objections from consultees or third parties.

## **2. Site Description**

- 2.1. The application site is located within the settlement boundary of Felixstowe along Undercliff Road West and adjacent to the Felixstowe Town Hall. The public toilet block facility is adjacent to the Felixstowe Seafront Gardens, which are a Grade II listed registered Park and Garden of special historic interest (Cliff Gardens and Town Hall Garden). The site is also located within the Felixstowe Conservation Area. A grade II listed war memorial lies to the south-east. The site is located in flood zone 1 (low risk of flooding). The surrounding built environment consists of a mix of commercial and residential units.

## **3. Proposal**

- 3.1. East Suffolk Council propose extensions and alterations to the public toilet block facility to provide improved male and female toilets together with an accessible toilet, operatives rest area and improved access. An extension is proposed, infilling the gap between the existing female toilet block and the existing male toilet block, and measures approximately 4m in length, 2m in width and 3m in height. The extension will have an external door to the proposed accessible toilet.
- 3.2. Two external pedestrian doors are to be constructed providing new external access into the male toilets and access into the proposed cleaners rest area created by the construction of a new internal wall within the existing male toilets. The existing male toilets are to be reduced by approximately 2.4m in width giving an overall width of 3.6m to accommodate the proposed cleaners rest area. The proposed cleaners rest area is to be approximately 3.6m in depth, 2.9m in width and 3m in height.
- 3.3. East Suffolk Council also propose the enlargement and relaying of the paving area in-between the female toilets to the south, proposed accessible toilet to the west and male toilets and cleaners rest area to the north. The proposed paving area is being enlarged by approximately 2.4m from 1.6m to 3m.
- 3.4. Removal of two internal walls within the existing female toilet block provides greater space within the block.
- 3.5. Materials include facing brickwork finishing the external walls, fibre glass flat roof and timber/metal painted doors.

## **4. Consultees**

### **Third Party Representations**

- 4.1. No third-party comments have been received.

## Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	15 February 2023	22 February 2023
Summary of comments: Committee recommended APPROVAL		

## Non statutory consultees

Consultee	Date consulted	Date reply received
Disability Forum	15 February 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	15 February 2023	28 February 2023
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
Felixstowe Society	15 February 2023	28 February 2023
Summary of comments: The Felixstowe Society has no objection.		

## Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	23 February 2023	16 March 2023	East Anglian Daily Times

## Site notices

General Site Notice

Reason for site notice: Conservation Area  
Date posted: 2 March 2023  
Expiry date: 23 March 2023

## **5. Planning policy**

National Planning Policy Framework 2021

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)

SCLP11.3 – Historic Environment Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.8 - Parks and Gardens of Historic or Landscape Interest (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

Felixstowe Conservation Area Appraisal (2020)

## **6. Planning Considerations**

### Design and Visual Amenity

- 6.1. The application site is highly visible from numerous public vantage points from Undercliff Road running from the south-west to the north-east of the site, the Seafront Gardens to the north-east of the site and Convalescent Hill due to the higher topography providing views down onto the toilet block. Any changes/alterations to the public toilet block will therefore have an impact on the overall streetscene and character of the area.
- 6.2. Officers are satisfied that the overall scale, form and design of the proposed extensions and alterations would be in keeping with the existing building. The most prominent alteration is the infill extension between the existing female and male toilets to accommodate the proposed accessible toilet and men's ambulant toilet. Although this increases the overall footprint of the toilet block, a flat roof is maintained, extending no higher than the existing roof. Therefore officers are satisfied it is a modest alteration that does not adversely affect the overall streetscene or character of the area.
- 6.3. The removal and construction of internal walls will not be visible from public vantage points and therefore will have no material impact on the overall streetscene or character of the area. The proposed pedestrian doors closely replicate the design, style and material of the

existing doors and therefore officers are satisfied that they will similarly have no adverse impact on the overall streetscene or character of the area.

- 6.4. Enlarging the paving area leading to the toilet block would have only a modest impact on the overall streetscene and character of the area due to the use of similar materials and a minor increase in the width of the path, which will be barely noticeable compared to the existing path from public vantage points surrounding the application site.
- 6.5. Facing brickwork, fibreglass and painted timber/metal are harmonious materials with the existing built environment and therefore officers are satisfied that the overall scheme will not have a detrimental impact on the overall streetscene and character of the area which complies with SCLP 11.1.

#### Residential Amenity

- 6.6. No new windows are proposed as part the alterations to the toilet block and therefore officers are satisfied that no overlooking or adverse impacts on neighbouring privacy will occur as a result of the development.
- 6.7. Although the floor area of the toilet block is being increased, the overall massing of development is not and therefore as the height of the roof of the proposed infill extension is not exceeding the height of the existing roof, officers are satisfied that the proposed scheme will not have an adverse overbearing impact on neighbouring amenity.
- 6.8. For the same reasons as above officers are content that the proposed scheme will not have an adverse impact on the availability of natural daylight sunlight entering the habitable rooms of any neighbouring dwellings. This complies with SCLP 11.2.

#### Heritage Impacts

- 6.9. The application site sits in relatively close proximity to a grade II listed war memorial. Officers are satisfied that the modest alterations to the toilet block are of an appropriate design, scale, form, height, massing and position which complement the existing building. The use of high quality materials replicating the surrounding built environment and the existing toilet block do not harm the character of the memorial or any architectural, artistic, historic, or archaeological features that contribute towards its special interest. Officers conclude the historic and architectural significance of the grade II listed war memorial will be preserved following the proposed extensions and alteration to the toilet block. This complies with SCLP 11.4.
- 6.10. The application site is located within the Felixstowe Conservation Area. The application site sits adjacent to the Seafront Gardens which are of significant historic interest. The landscaped gardens were created 100 years ago, as a result of the popularity in late Victorian times for visiting coastal locations. The Felixstowe Conservation Area Appraisal describes Undercliff Road West as being lined on the beach side with a series of open lawns, divided by evergreen hedges, some of the lawns planted with simple bedding schemes. Of note is the War Memorial, a fluted Corinthian stone column surmounted by a dove, unveiled in 1920. Otherwise, built development is on the landward side.

- 6.11. Officers are satisfied that the modest nature of the proposed extensions and alterations as well as the harmonious materials demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance. The proposed scheme is of an appropriate design, scale, form, height, massing and position which preserves the character or appearance of the conservation area. This complies with SCLP 11.5 and SCLP 11.8.

## **7. Conclusion**

- 7.1. The proposals will improve this existing public facility and are considered to be acceptable in terms of their scale, form and detailed design and to accord with the policies and guidance listed above.

## **8. Recommendation**

- 8.1. This application is recommended for approval.

### **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 Drawing numbers 22.170-13, 22.170-14, 22.170-23 and Design and Access Statement received on the 03.02.2023, 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

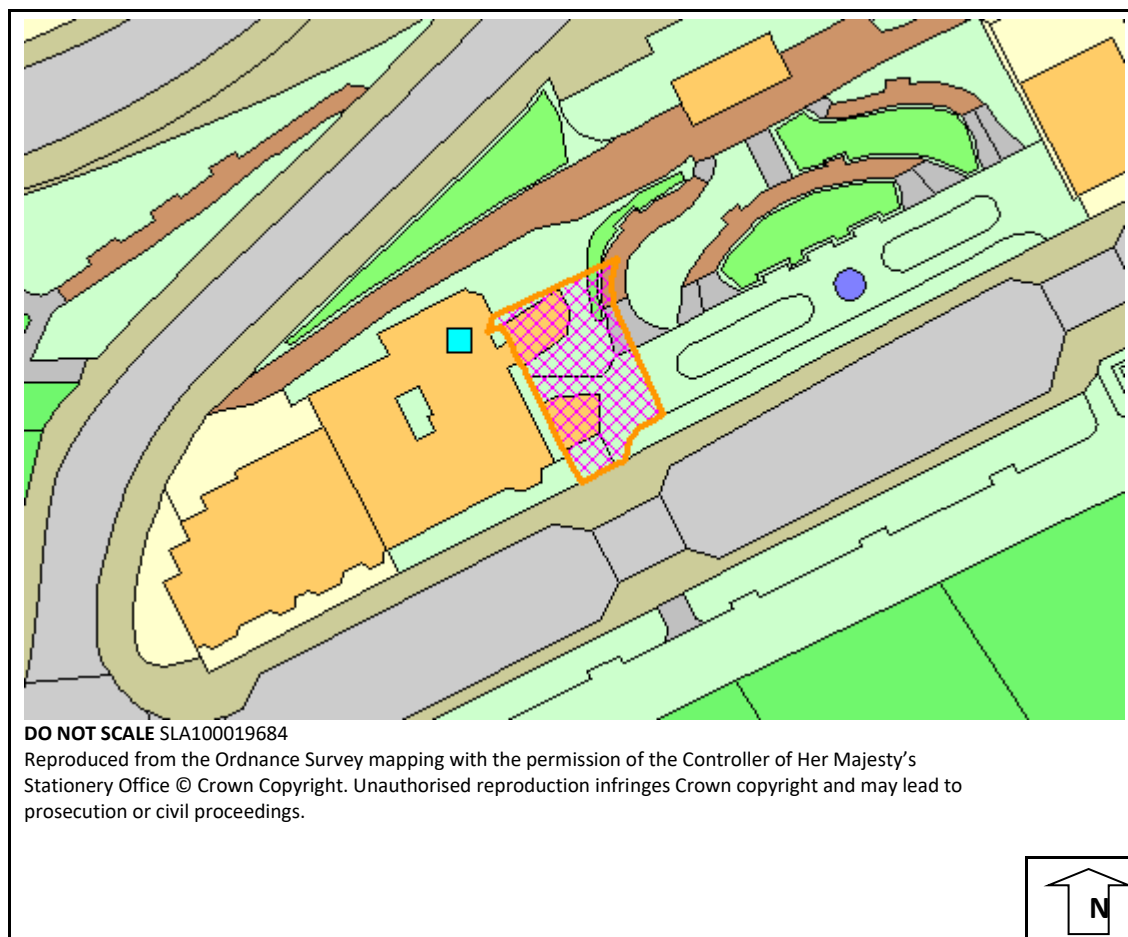
### **Informatives:**

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/23/0460/RG3 on [Public Access](#)

## Map



## Key

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