



## Committee Report

**Planning Committee North - 12 August 2022**

**Application no** DC/22/1885/FUL

**Location**

322 London Road South  
Lowestoft  
Suffolk  
NR33 0BG

**Expiry date** 30 June 2022

**Application type** Full Application

**Applicant** Mrs Ann Ceresa

**Parish** Lowestoft

**Proposal** Change of use from guest house and residential to solely residential.

**Case Officer** Matthew Gee  
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### 1. Summary

- 1.1. Planning permission is sought for the change of use from a guest house (C1) and residential use, into a solely residential dwelling (use C3). The site is located within the settlement boundary and Conservation Area for South Lowestoft. The property has been on the market with no interest in taking it on as a guest house, and it is not considered that the loss of 3/4 bedrooms of tourist accommodation would adversely impact upon the tourism offer within the Town and wider district. Furthermore, the proposal will also result in a reduction in the demand for parking on-street, and potentially reduce the impact on neighbours due to decreased activity at the site.
- 1.2. It is therefore considered that the proposal broadly complies with the requirements set out within Policy WLP8.17, and as such it is recommended that planning permission be granted for the change of use.
- 1.3. The Town Council have recommended approval and no comments have been received from consultees or neighbouring residents.

- 1.4. The application has been referred direct to committee as the applicant is a close relative of an East Suffolk District Councillor.

## 2. Site Description

- 2.1. The site is located within the settlement boundary and Conservation Area for Lowestoft and comprises a semi-detached two storey dwelling with rooms in the roof. The property contains 4/5 bedrooms with 3/4 of those bedrooms generally guest rooms. The property has no on-site parking.

## 3. Proposal

- 3.1. Planning permission is sought for the change of use from a guest house and residential use (C1) into a solely residential dwelling (C3 use). No physical, external works are proposed, and this application relates only to the internal use of the building.

## 4. Consultees

### Third Party Representations

- 4.1. No third-party letters of representation have been received.

#### Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	20 May 2022	10 June 2022
Summary of comments: The Town Council's Planning Committee considered this application at a meeting on 7 June 2022. It was agreed to recommend approval of the application.		

#### Ward Member Comments

Consultee	Date consulted	Date reply received
Ward Councillor	N/A	25 May 2022
Summary of comments: Cllr Byatt - Approve		

## 5. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	27 May 2022	21 June 2022	Beccles and Bungay Journal
Category	Published	Expiry	Publication

## Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 27 May 2022

Expiry date: 21 June 2022

## 6. Planning policy

WLP8.17 - Existing Tourist Accommodation (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

National Planning Policy Framework 2021

## 7. Planning Considerations

### Principle of the loss of tourist accommodation.

- 7.1. The applicant has set out that the property has been used a guest house for several years. Whilst no record of planning permission being granted for its use a Guest House can be found, it is clear that C1 (hotels and guest houses) is its current use class and has been for a significant period of time. Within the supporting statement it identifies that the guest house is no longer appropriate on a residential street and that parking for multiple visitors to the guest house has become an issue due to the demand for on-street parking in this location.
- 7.2. Policy WLP8.17 (Existing Tourist Accommodation) sets out that existing tourism accommodation will be protected, and that change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation. This includes marketing evidence which demonstrates the premises have been marketed for a sustained period of a minimum of 12 months.
- 7.3. The property was first placed on the market in August/September 2021 and was subsequently marketed by other RCIS accredited agents in the following months. Officers consider that the value of the property was correctly derived, and evidence provided to officers of the marketing and agreements is deemed acceptable. It has also been confirmed that no reasonable offers were but forward to buy the guest house in its current form. Therefore, whilst the full 12 months of marketing has not taken place, and that marketing does not fully conform to the requirements of marketing as set out in appendix 4 of the Local Plan, it is considered that a fair and reasonable approach has been taken in this instance.

- 7.4. Furthermore, the loss of 3/4 bedrooms of accommodation is not considered to adversely impact on the tourism offer within the town, with several properties in and around the town having been granted consent for holiday lets and other associated uses.
- 7.5. It is therefore deemed that the proposal is broadly compliant with local policy WLP8.17.

#### Design

- 7.6. The site is located within the Conservation Area, and policy WLP8.39 sets out that "Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area". No alterations to the external appearance of the building are proposed and therefore the proposal will have no impact on the character and appearance of the Conservation Area.

#### Amenity

- 7.7. Policy WLP8.29 sets out that proposals will be expected to "protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development". Whilst a relatively minor benefit, given the small-scale nature of the current use, the proposal will nonetheless result in a decrease in the number of people going to-and-from the property, and therefore the impact on neighbour amenity will be improvement. Certainly, the reversion back to a single dwellinghouse will cause no adverse amenity impacts.

#### Highways

- 7.8. The application site has no on-site parking, relying solely on on-street parking along London Road South. The applicant has identified this lack of on-street parking and the high levels of demand for on-street parking in the area as one of the issues with the current use as a guest house. The proposed change of use will result in a reduction in the demand for on-street parking, with the guest house likely requiring parking for approximately 5/6 vehicles when fully occupied, as opposed to the Suffolk County parking standards which would generally require parking for 3 vehicles for a 4/5-bedroom dwelling. Therefore, the reduction in the demand for on-street parking is likely to benefit local residents. This factors into the consideration and makes up for a minor 2-month shortfall of the marketing process undertaken.

### **8. Conclusion**

- 8.1. In conclusion, the proposal is considered broadly in line with the requirements for policy WLP8.17 in terms of marketing, and it is not considered that the loss of the small scale guest house offer would adversely impact on the tourism provision with the town and wider district. There is also likely to be a minor benefit to the amenity of neighbouring residents, and the reduction in the demand for on-street parking along this section of London Road South. It is therefore considered on balance that the proposal is acceptable and planning permission can be granted.

## **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 Plan, received 06/05/2022
  - Existing and proposed floor plans, received 06/05/2022for 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.

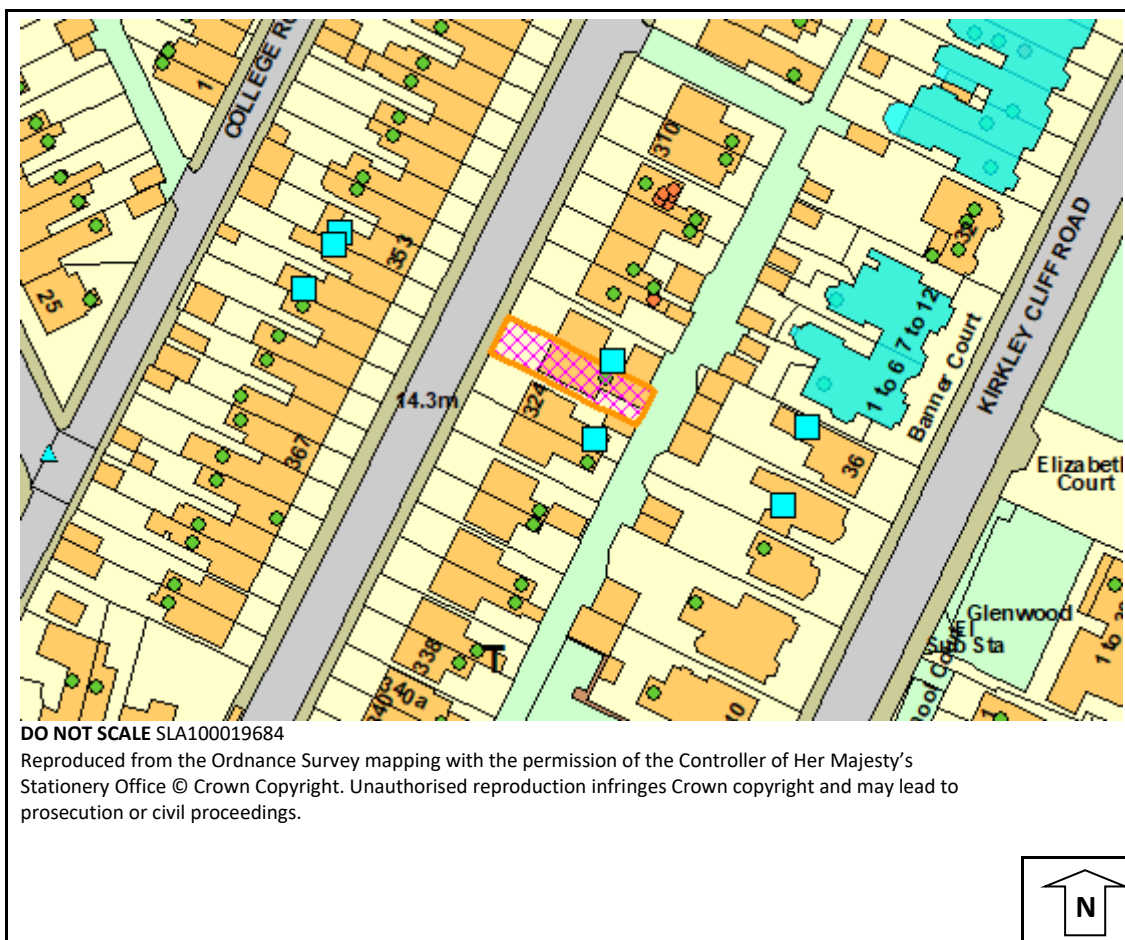
## **Informatives:**

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/22/1885/FUL on [Public Access](#)

## Map



## Key

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