

Item 9:

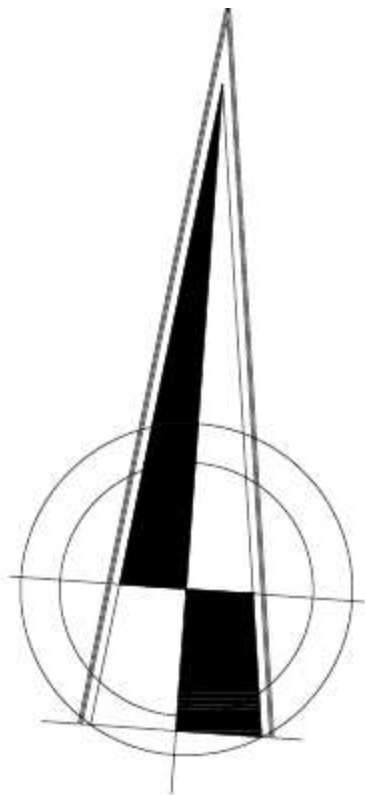
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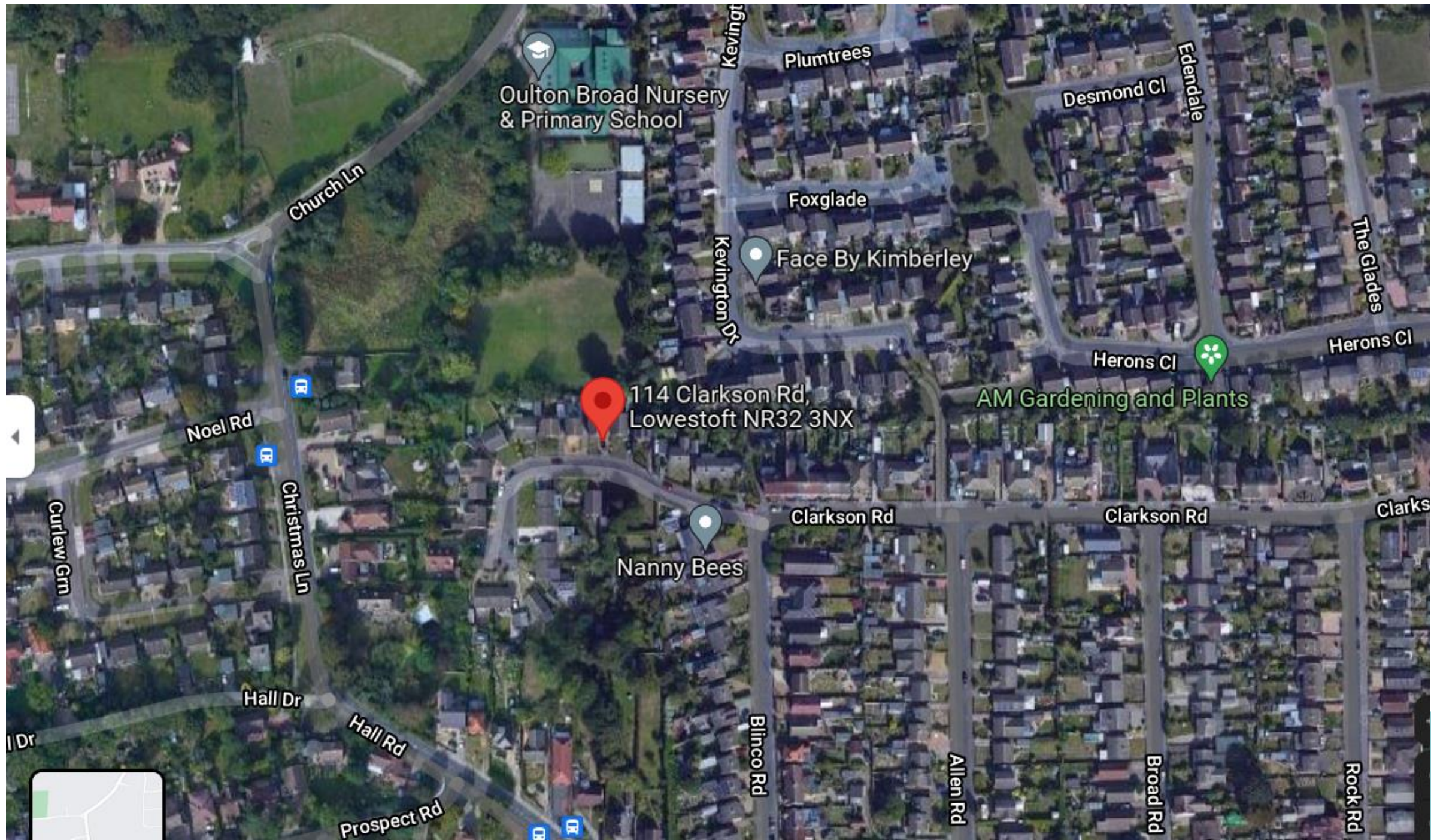
Demolish existing garage, two storey rear extension & lean- to side extension

114 Clarkson Road, Oulton Broad,
Lowestoft, Suffolk
NR32 3NX

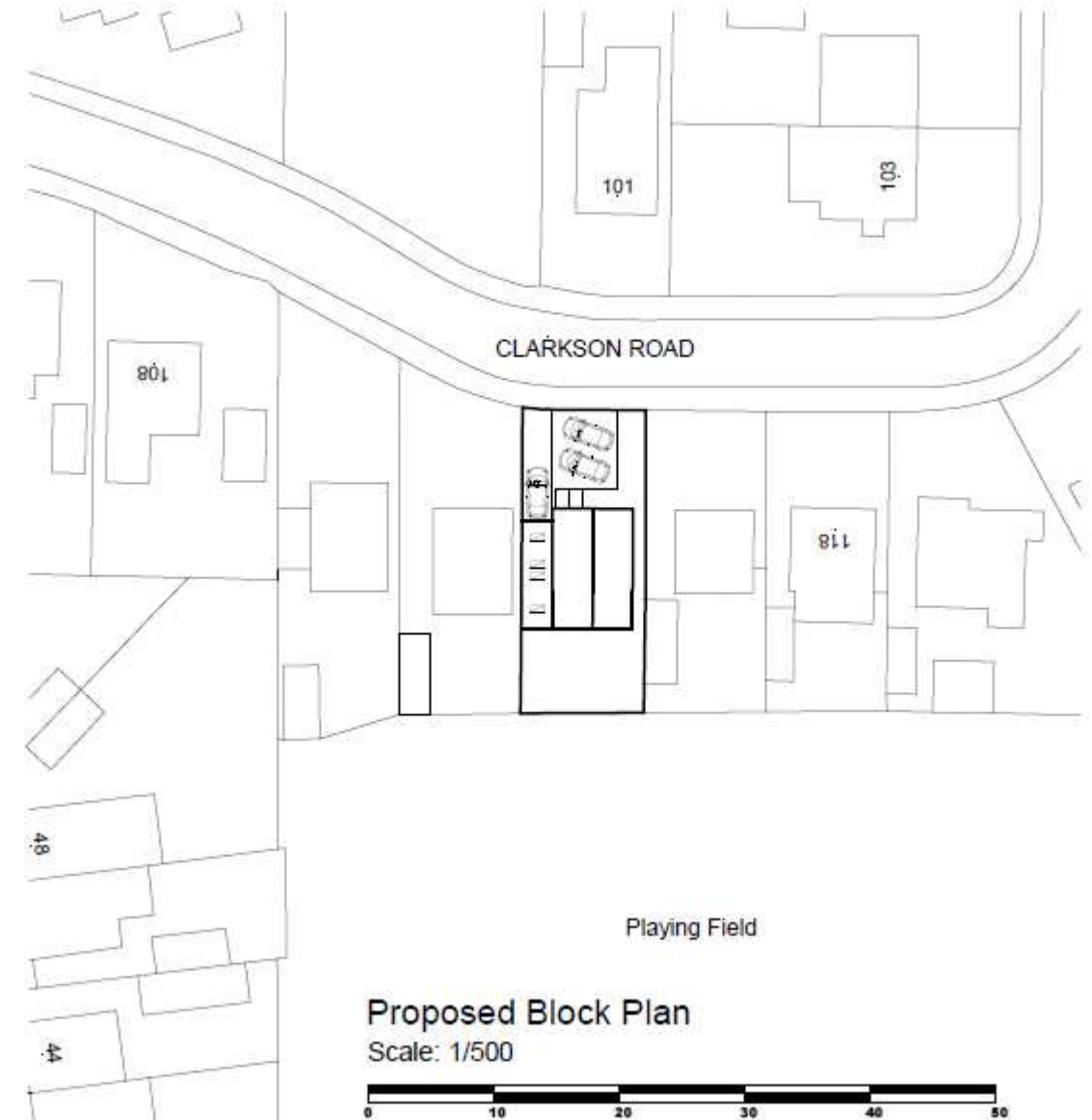
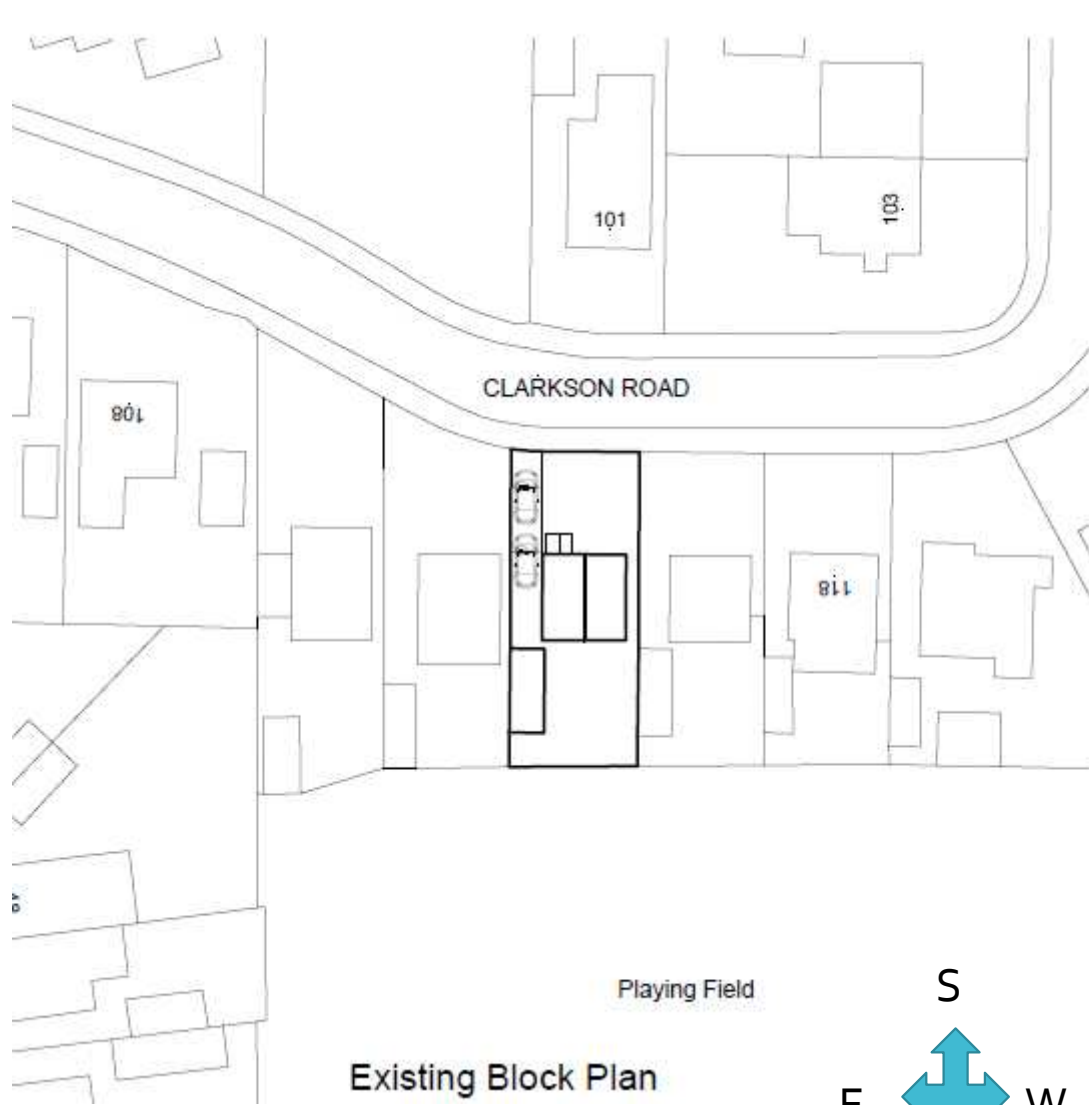


Site Location Plan

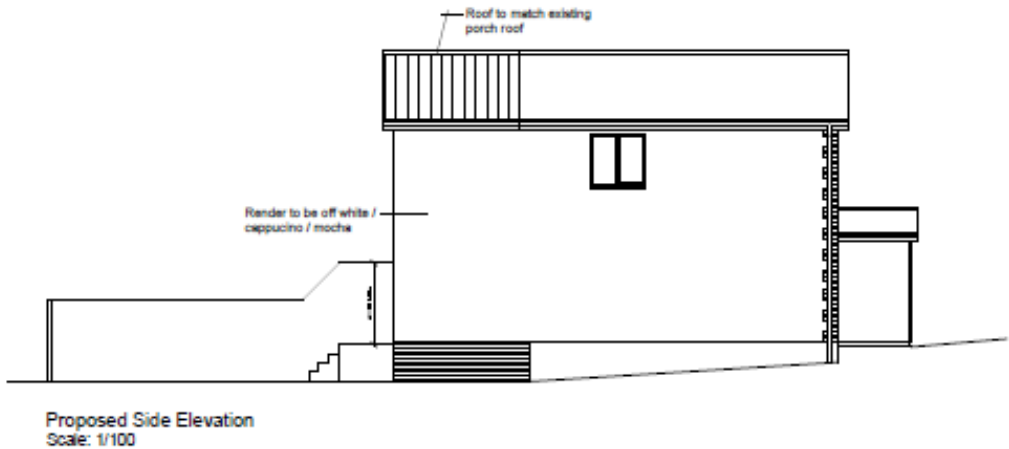
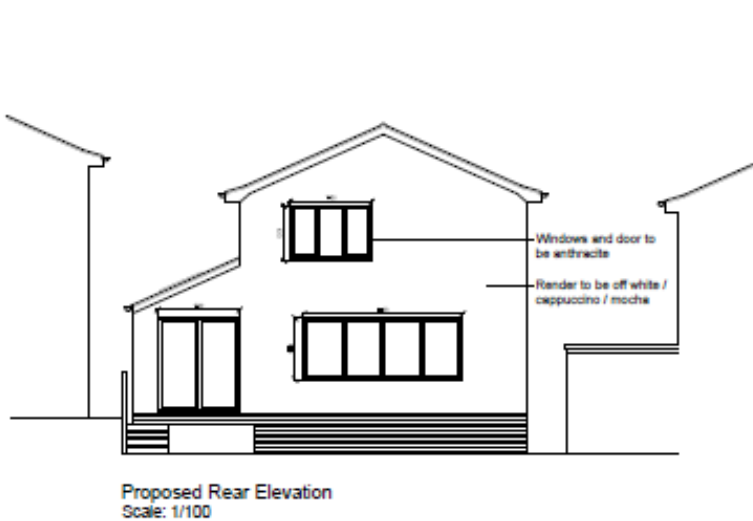
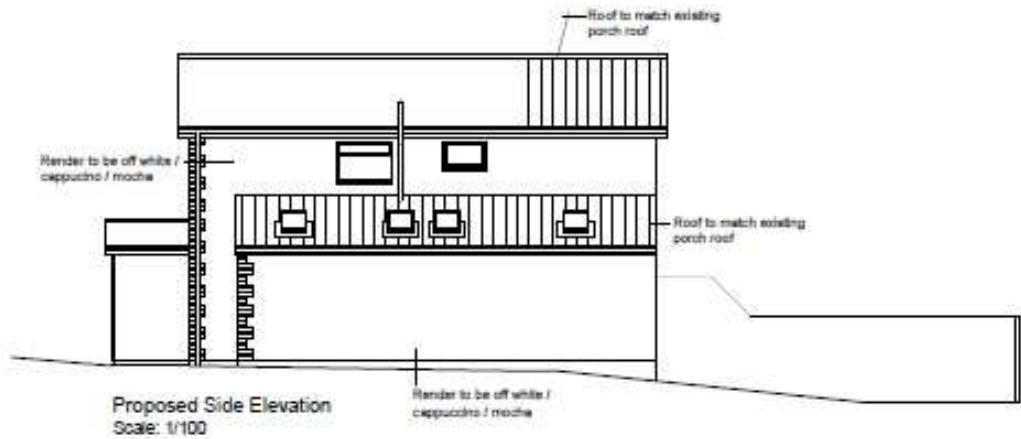
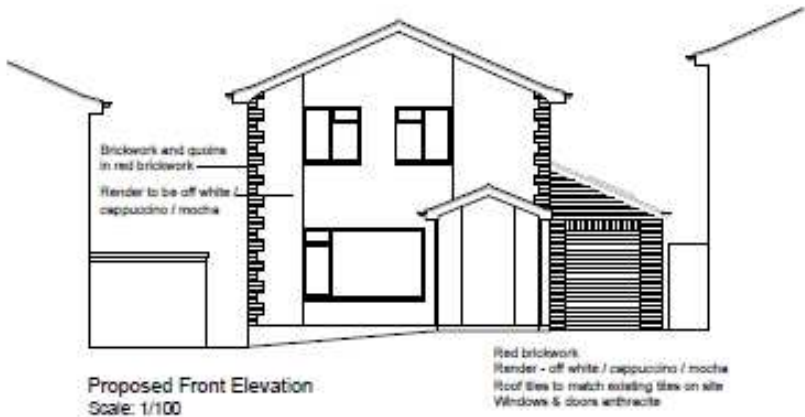




Existing & Proposed Block Plans



Proposed Elevations



Existing, Previously Refused and currently Proposed Front Elevations



Existing Front Elevation
Scale: 1/100



Proposed Front Elevation
Scale: 1/100

Red brickwork
white / off white / light cappuccino
colour
roof tiles to match porch tiles
render garage
windows & doors anthracite

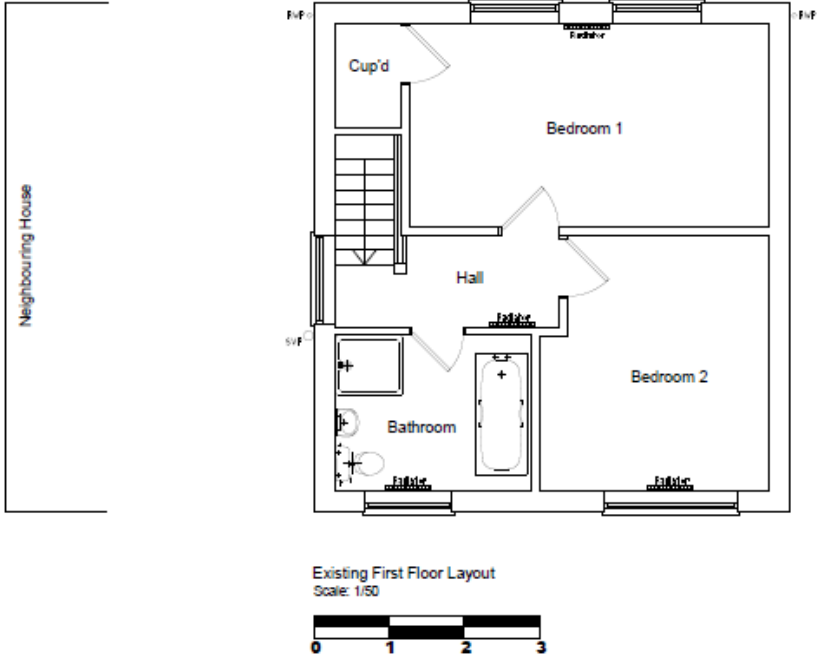
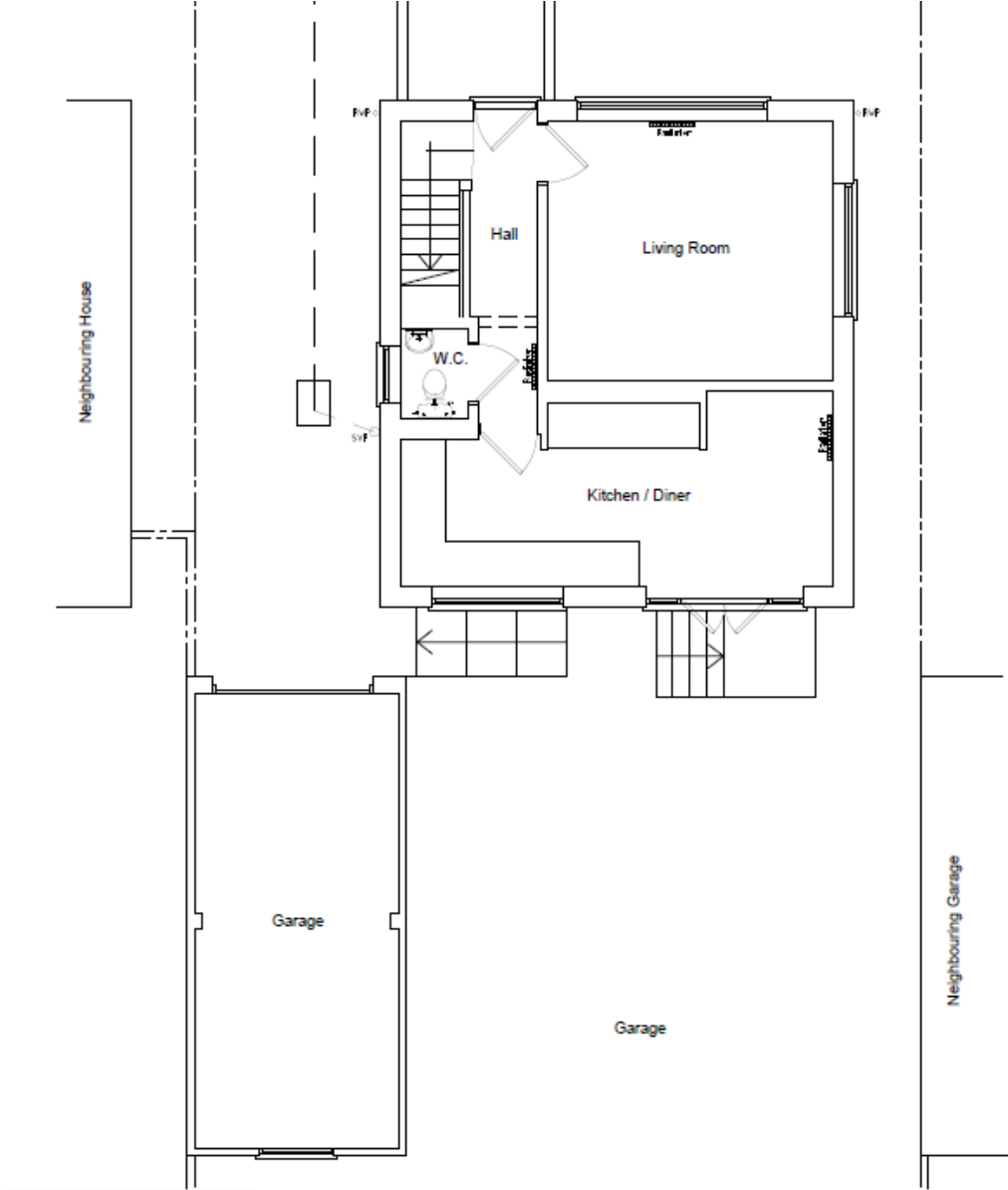


Proposed Front Elevation
Scale: 1/100

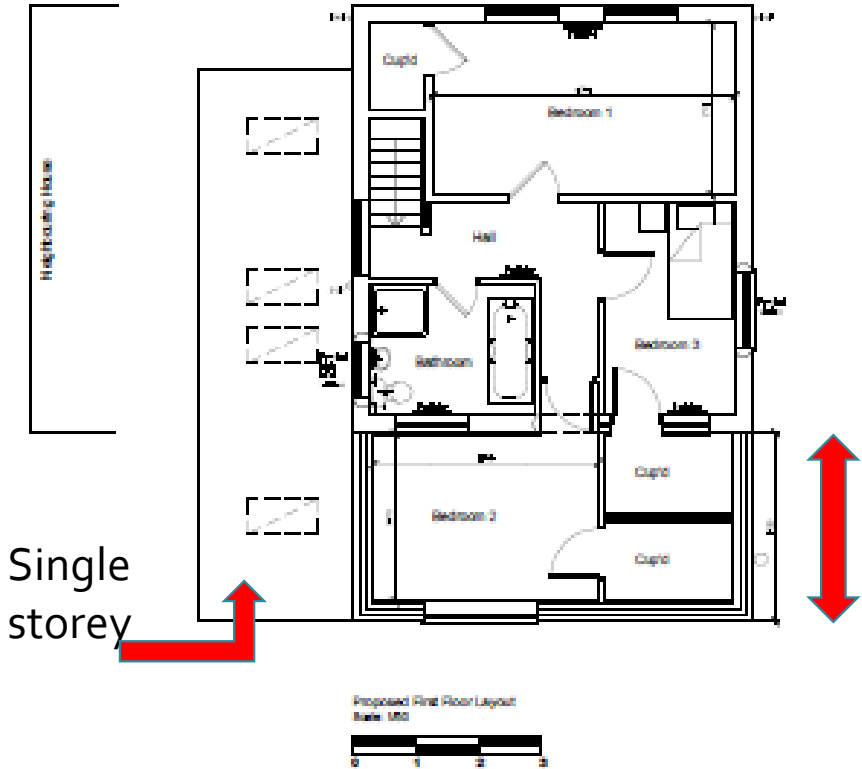
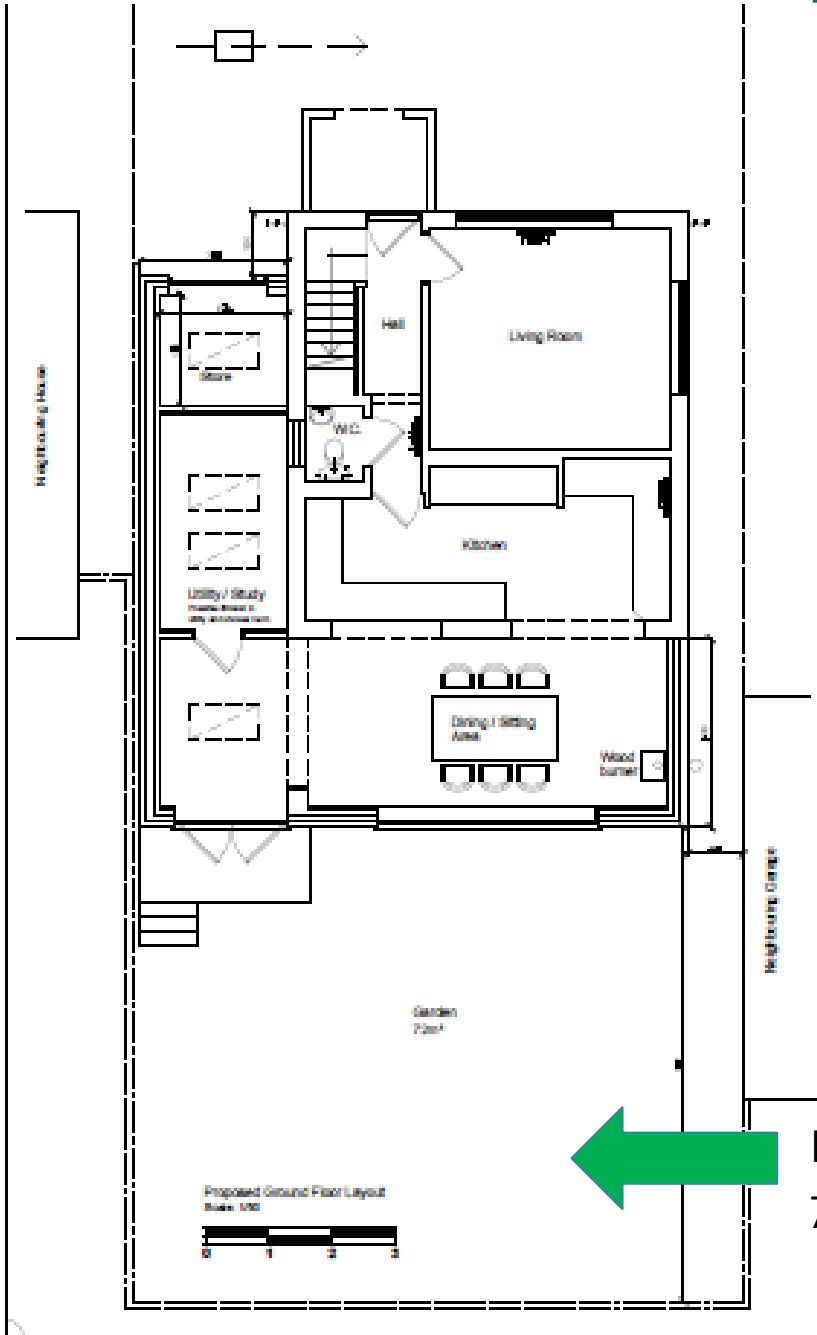
Red brickwork
Render - off white / cappuccino / mocha
Roof tiles to match existing tiles on site
Windows & doors anthracite

AS NOW PROPOSED
IN AMENDED FORM

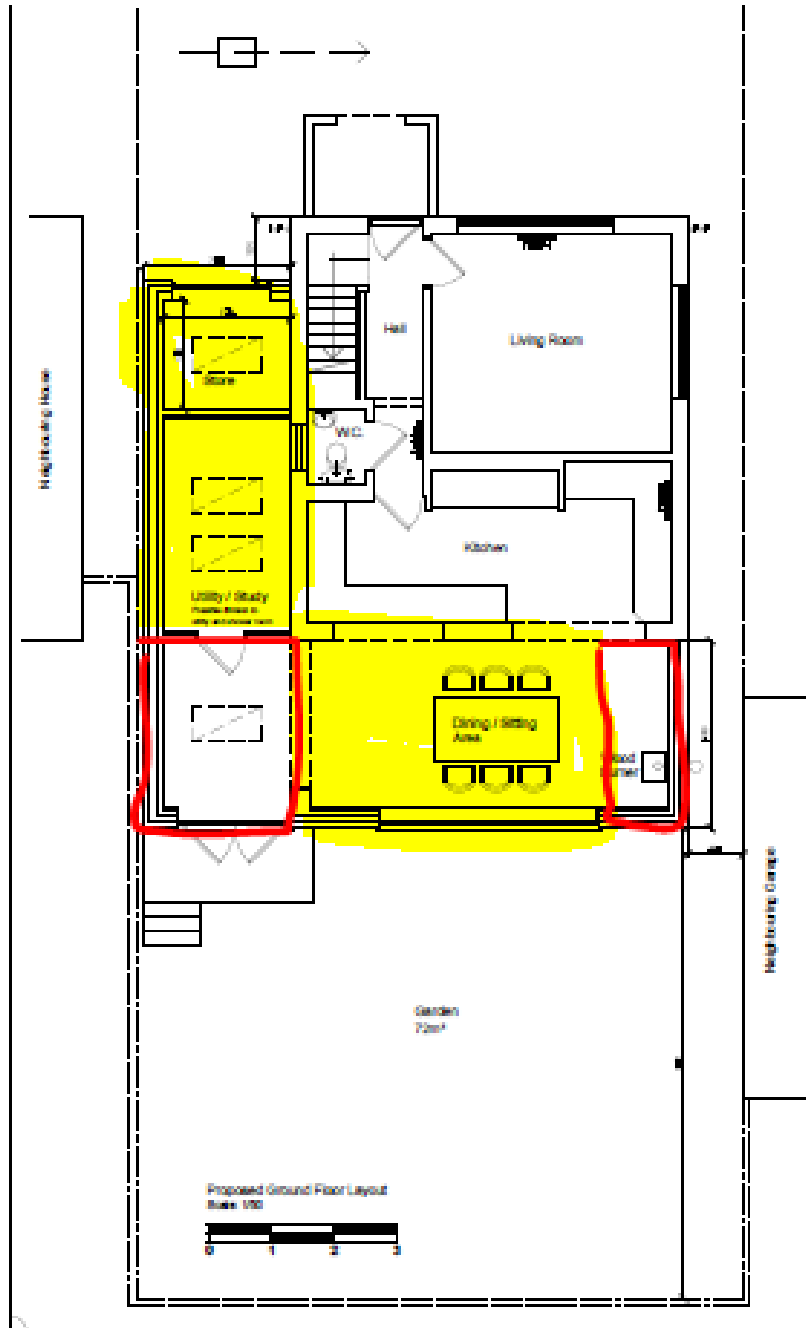
Existing Floor Plans



Proposed Floor Plans



3m at
Two
storey



Permitted Development Fallback :-

Parts shaded yellow are exempt from planning control

-Two storey rear extensions are exempt where there is 7m to rear boundary, 2 m to side boundary, matching Roof form and external materials

-Single storey side extension less than half the width of house and not exceeding 4m in height.

Parts outlined in red are those controlled by current planning legislation



Site of proposed SINGLE STOREY side extension,
As amended from previously refused full height two storey



Current state, with
garage removed.



Proposed lean-to single storey side extension
set back one metre from front wall. Neighbour's
flue outlet can be seen



Photographs showing extent of garden
And existing garages each side



Taken standing where extension would be,
Looking towards school playing field behind



View of house from end of rear garden (first shot prior to window replacement), shows enclosure caused by garages both sides


Garage now demolished. Proposed extension would be to line of trellis panel. Photo also shows extent of neighbour's existing 2 storey extension at no.112 to the east and how this would relate



Photographs,
Taken from neighbour's side (no 112), showing applicant's garage prior to
recent demolition



Material Planning Considerations and Key Issues

- Spacing and relationship to neighbouring dwellings on both sides.
 - Impact upon streetscene character.
 - Scale, neighbour amenity and garden sizes.
- 

Recommendation

Approve this amended scheme, which addresses previous concerns

Condition adherence to Drawing Rev F which shows tall fence panel adjacent to platform outside French doors to preserve privacy and parking/manoeuvring to frontage as required by SCC Highways.

[Link to proposed layout](#)