



Committee Report

Planning Committee South – 25 July 2023

Application no DC/23/1294/FUL

Location

19 Penfold Road
Felixstowe
Suffolk
IP11 7BP

Expiry date 23 May 2023

Application type Full Application

Applicant Mr M Saiz

Parish Felixstowe

Proposal Construction of a two-storey side extension

Case Officer Nick Clow
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1. Summary

- 1.1. The application proposes the construction of a two-storey side extension at 19 Penfold Road in Felixstowe.
- 1.2. The application is being presented to Planning Committee South for determination following it being heard at the Referral Panel meeting on 11th July 2023 due to the officer 'minded to' recommendation of approval being contrary to Felixstowe Town Council's recommendation of refusal. The Referral Panel's decision was split, and the application was therefore referred to the Head of Planning and Coastal Management. The Head of Planning and Coastal Management decided that the application should be determined by the Committee due to the potential impact on No.17 Penfold Road, the streetscene, and bin storage/parking provision.
- 1.3. The proposed extension is considered to be of an acceptable scale, form and design and to comply with the relevant local plan policies listed below in terms of impacts on the

surrounding area, residential amenity and highway safety. The application is therefore recommended for approval.

2. Site Description

- 2.1. The application site is located within the settlement boundary of Felixstowe along Penfold Road to the north-west of the Town Centre. The site accommodates a semi-detached dwelling set back from the road with off-road parking to the front and a modest rear garden. The surrounding area is predominantly residential comprising of dwellings sharing similar features, design and scale. The site is not located with either of the Felixstowe Conservation Areas or the Suffolk Coast and Heaths AONB. No Tree Preservation Orders (TPOs) affect the site.
- 2.2. The demolition of an existing conservatory and erection of two-storey side and single-storey rear extensions was approved under DC/14/0630/FUL however the two-storey side extension has not been built.

3. Proposal

- 3.1. The applicant proposes the construction of a two-storey side extension projecting from the north-eastern elevation towards No.17.
- 3.2. The proposed extension measures approximately 12m in depth, 2.8m in width and 8.7m in height. The extension has a hipped roof sloping away from No.17. The first-floor front elevation accommodates a Juliette balcony, and the ground floor includes a roll over garage door. The northern elevation accommodates a small window at first floor level serving a bathroom and two small windows along the ground floor serving a toilet and utility room. The rear elevation accommodates a window along the first floor.
- 3.3. The applicants also propose a single storey lean-to extension projecting south-west. The lean-to extension accommodates a roof light, and three patio doors are located along the ground floor facing the rear garden.
- 3.4. Two roof lights are to be inserted within the existing roof slope of the single storey lean-to extension.
- 3.5. Materials include facing brickwork and render finishing the exterior walls, pantiles forming the roof and uPVC windows and doors.

4. Consultees

Third Party Representations

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

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	30 March 2023	19 April 2023

Summary of comments:
Committee recommended REFUSAL. Currently it is a three-bedroomed property with two or possibly three off-road car parking spaces. The proposed application would convert this to a four-bedroom property. SCC parking standards would require this to then have three parking spaces. The property will now only have one parking space. Penfold Road is a busy town centre street where parking is at a premium. Therefore, this proposal will have unacceptable and detrimental impact on parking at this location.

Additionally, we believe that the proposed extension will cause loss of light to side windows of the neighbouring property and is therefore contrary to SCLP 11.2 para. (c).

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 April 2023

Expiry date: 5 May 2023

5. Planning policy

National Planning Policy Framework 2021

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

6. Planning Considerations

Design and Visual Amenity

- 6.1. The proposed extension would project from the side of the host dwelling which is visible from the street scene. Officers are satisfied that the proposed extension appears as a

subordinate addition ancillary to the main property due to the lower ridge height and set back from the principal elevation.

- 6.2. Extensions and alterations to existing dwellings should respect the character and design of the original building. Officers are content that despite the two-storey height of the extension, it retains the character and features of the main dwelling without appearing as over-large or bulky, and that the site is large enough to accommodate a two-storey side extension without appearing as overdevelopment of the plot.
- 6.3. The proposed Juliette balcony along the front elevation is a unique addition to the scheme that introduces a feature to the surrounding area that is uncommon. Although examples of Juliette balconies along Penfold Road are rare, officers do not view the proposed Juliette balcony as a feature that will materially impact the visual amenity of the streetscene and character of the area due to the front elevation being set back from the road. This lessens the prominence of such a feature, and it is not so different to the large window already located in the same position, save for the introduction of a glass balustrade.
- 6.4. A similar two storey side extension was approved on the same site under DC/14/0630/FUL. Although the proposed extension projects further rearwards than the extension previously approved under DC/14/0630/FUL, the principle of extending at two-storey scale from the side of the dwelling without having an adverse impact on the overall streetscene and character of the area is established.
- 6.5. The introduction of rooflights along the rear elevation are not uncommon; several examples can be viewed at Flat 2 Penfold Road and No.'s 1-5 Penfold Road. As they are situated to the rear, officers are satisfied that they will not have an adverse impact on the overall streetscene and character of the area.
- 6.6. Officers welcome the use of harmonious materials such as facing brick, render, pantiles and uPVC which closely replicates the materials used in the construction of the original dwelling and surrounding properties. This complies with SCLP 11.1.

Residential Amenity

- 6.7. Although the proposed extension is two storey in scale and brings the development closer to the boundary with No.17, officers are satisfied that as No.17 is an existing two storey dwelling and given the gap remaining between No.19 and 17, this lessens the potential overbearing impact on the amenity of No.17. The sloping roof away from No.17 also helps reduce its massing along the boundary and lessens any potential overbearing impact.
- 6.8. Three windows on the north-western boundary directly face towards No.17, however, they are all proposed to be obscure glazed. Officers are therefore content that they will not overlook neighbouring private areas and have a detrimental impact on the privacy of neighbouring occupiers at No.17.
- 6.9. The Juliette balcony along the front elevation faces the road and does not provide a new line of sight into any neighbouring private amenity areas; therefore this will not have an adverse impact on neighbouring privacy.

- 6.10. Although a new first floor window is proposed along the rear elevation, any additional overlooking of neighbouring properties will be minimal and no greater than what would be expected within an established residential area with overlooking already present. The rooflights, by their very nature of being inserted within the roof and facing skywards, do not create new lines of sight into neighbouring private areas.
- 6.11. Officers have carefully considered the proximity of the proposed extension with the boundary of No.17 and therefore its impact on the availability of natural daylight/sunlight entering habitable rooms. This was also a concern raised by the Town Council.
- 6.12. 45° and 25 ° tests were carried out to establish the extent to which the extension would result in any loss of light/overshadowing of neighbouring habitable rooms at No.17. The test was not satisfied on the proposed elevation drawing as the proposed extension has an adverse impact on light entering the kitchen window along the south-western elevation. The light tests revealed that the front habitable rooms and first floor windows would be largely unaffected by overshadowing. Natural light entering bathrooms and landings is not as significant as frequent living spaces such as kitchens and living rooms, therefore, officers are satisfied that the impact on the availability of light is not so detrimental to the first-floor windows that this application should be refused on this basis.
- 6.13. Although the ground floor kitchen window and door will be overshadowed by the proposed two-storey extension, officers note that a third window along the rear of the neighbouring property also serves the kitchen, allowing natural daylight/sunlight to enter freely and unobstructed despite the proposed development. This information was obtained via a site visit by the planning officer and floor plan sent across by the agent.
- 6.14. Officers are satisfied that although the proposed extension will impact the availability of natural light to enter habitable rooms of No.17, the kitchen at ground floor level benefits from another window to allow light to enter, and light to the side window on No. 17 would already be impacted by the application dwelling as existing. The proposal therefore complies with SCLP 11.2.

Parking Standards

- 6.15. The Town Council have raised concerns over the availability of off-road parking as a result of the construction of a two-storey side extension. The Suffolk Guidance for Parking states that a three-bedroom dwelling should have at least two available off-road parking spaces. The applicant intends to increase the number of bedrooms to four which also increases the recommended amount of off-road parking spaces available to three.
- 6.16. The proposed extension will reduce the availability of off-road parking to one space, with the possibility of another space being created under permitted development through hardstanding the front garden. This gives a total of two off-road spaces available following the construction of the proposed extension. Although this does not meet the parking standards, the applicant could construct a single storey side extension without the need for express planning permission under Schedule 2 Part 1 Class A of the Order which would reduce the amount of available parking space for the property without interference from the local planning authority.

6.17. SCLP 7.2 states that "the level of parking provision required will depend on the location, type and intensity of use". The town centre location of the site lessens such a need to use and accommodate vehicles as access to public transport is good and essential amenities are within walking distance. Officers are therefore satisfied that this scheme complies with SCLP 7.2.

7. Conclusion

7.1. This application complies with SCLP 7.2, 11.1 and 11.2.

8. Recommendation

8.1. Approve subject to the conditions below.

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 number 64241 Rev A received on the 28.03.2023, 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

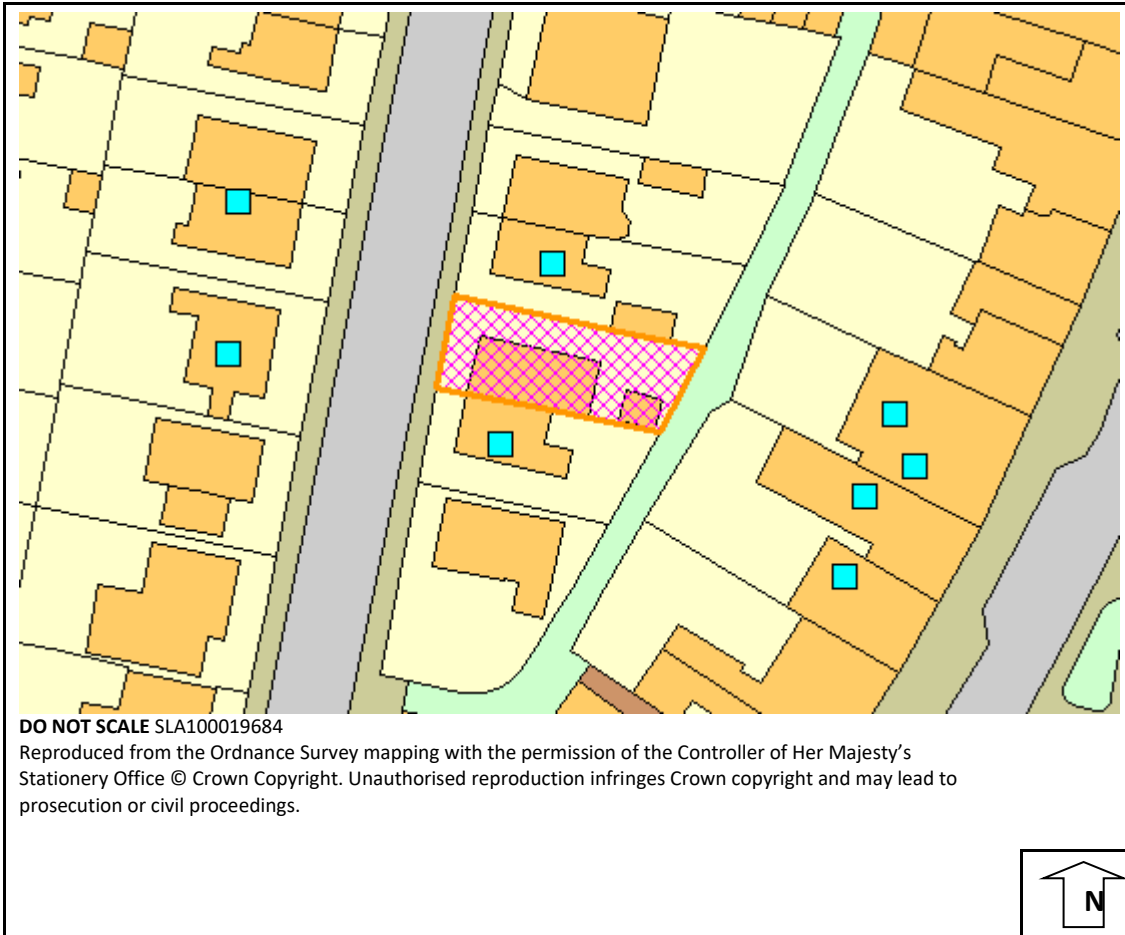
Informatives:

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/23/1294/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support