



## Committee Report

**Planning Committee South – 28 November 2023**

**Application no** DC/23/3464/FUL

**Location**

The Old Bakery  
Helmingham Road  
Otley  
Ipswich  
Suffolk  
IP6 9NS

**Expiry date** 8 November 2023  
**Application type** Full Application  
**Applicant** Mr & Mrs Simon Clow

**Parish** Otley

**Proposal** Two storey rear extension, front entrance porch and associated alterations to an amended design to that approved under planning consent REF: DC/21/5450/FUL to incorporate a balcony over part kitchen with associated balustrade/opaque side screens

**Case Officer** Nick Clow  
07741 307312  
[nick.clow@eastsoffolk.gov.uk](mailto:nick.clow@eastsoffolk.gov.uk)

## **1. Summary**

- 1.1. The proposed development concerns the construction of a two-storey rear extension, front entrance porch and associated alterations and is an amended design to that approved under planning permission DC/21/5450/FUL, to incorporate a balcony over part of the kitchen with associated balustrade/opaque side screens.
- 1.2. The application was presented to the Referral Panel on 16 October 2023 as the officer recommendation of approval is contrary to Otley Parish Council's objection to the proposals. The Panel determined that the application should be determined by the Planning Committee.
- 1.3. The proposal is considered to comply with the Development Plan and the application is therefore recommended for approval.

## **2. Site Description**

- 2.1. The application site is located outside of any defined settlement boundary and therefore, in planning terms, is located within the Countryside. The site sits to the north-west of the settlement of Otley and accommodates a semi-detached cottage set back from the road with off-road parking and a large rear garden. The surrounding built environment consists of 'Otley Cottage' to the south and 'Bramble Cottage' to the north. The surrounding dwellings differ in size and scale and there is little continuity of design. The plot backs onto agricultural farmland and is located within a fairly rural setting but is not located within a Conservation Area or within the Suffolk Coast and Heaths AONB. A public right of way is located to the northwest of the site. No Tree Preservation Orders (TPOs) affect the site.
- 2.2. A two-storey rear extension, front entrance porch and associated alterations were approved under DC/21/5450/FUL.

## **3. Proposal**

- 3.1. The proposal seeks to erect a two-storey rear extension using a double gable roof finished in red brick and clay pantiles. The addition will protrude from the existing extension's rear wall by approximately an additional 5.2m at ground floor level. The first-floor addition has a depth of approximately 5.75m off the existing first floor rear wall. The height of the roof will match that of the original dwelling from its eaves to its ridges with a small flat roofed element at the rear accommodating the ground floor extension. The scheme also includes a new porch on the front of the dwelling. The proposed porch has a pitched roof and measures approximately 1.8m in length 1.4m in depth and 3.2m in height.
- 3.2. The application further proposes the construction of a balcony projecting away from the rear elevation. The proposed balcony measures approximately 8m in width and 1.5m in depth. The south-western balustrade measures approximately 1.2m in height and the north-western and south-eastern screens measure approximately 1.7m in height. The north-western and south-eastern screens will be constructed from opaque glazing.
- 3.3. The scheme approved under DC/21/5450/FUL was originally larger in depth by approximately 2.3 metres at first floor level and 1m at ground floor level. The overall scheme (that was ultimately approved) was reduced as officers considered this out of

proportion with the original dwelling and potentially harmful to the amenity of neighbours.

#### 4. Consultees

##### Third Party Representations

4.1. Two third-party objections, and one third-party comment of support have been received, and are summarised below:

4.2. Objections:

- Would support addition of opaque screening on either side of the projection (preferably 1.8m high) to improve ours and the applicant's privacy, but not in association with the balcony.
- Balcony will result in overlooking of our garden and the back of our house, including the back door and patio.
- Our property is single storey; balcony will overlook our sitting room, conservatory, study, patio and garden – a screen will not obscure all views.

4.3. Support:

- Balcony seems in keeping with other properties in the local area, precedent has been set.
- Can see little of adjoining properties from the balcony, and screens will limit views further.
- Balcony will add to visual appeal of the property.

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Otley Parish Council	15 September 2023	5 October 2023 & 7 October 2023
<p>Summary of comments:</p> <p>Otley Parish Council have read and reviewed the documentation for this planning application, they have concerns regarding the proposed balcony. We understand that when the original application was made (DC/21/5450/FUL there was no mention of a balcony being part of this development. Some of the neighbouring properties are single storey which would lead to overlooking as well as have an impact on their privacy.</p> <p>While we note that the application make reference to privacy screen, the applicant would still have a view into the neighbouring properties.</p> <p>Therefore Otley Parish Council Object to this application</p> <p>Otley Parish Council would like to make a further comment regarding this planning application. Policy SCLP11.2a). Privacy and Overlooking.</p>		

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 19 September 2023

Expiry date: 10 October 2023

### 5. Planning policy

SCLP10.4 - Landscape Character (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)

National Planning Policy Framework 2023

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 size and scale of the proposed two storey rear extension is large and will add considerable bulk and massing to the dwelling as whole. Officers note however that the extension is to be located to the rear of the site which is substantially screened from public vantage points along Helmingham Road by the main dwelling, 'Otley Cottage' to the south and 'Bramble Cottage' to the north. Officers are satisfied that although the ridge height matches that of the original property, its rearward positioning mitigates the proposed extension's prominence within the streetscene and it will not be viewed as over-large and detrimental to the character and integrity of the cottage. There is a public right of way to the north-west of the site; however, this is located several metres away and views of the site would not be harmful. The extended dwelling will just read as part of the residential context and cause no harm to the character and appearance of the countryside.
- 6.2. The double gable roof is an appropriate design feature rather than trying to stretch a single gable across the full width of the extension, which would look inappropriate. The clay pantiles will help to amalgamate the proposed roof structure back into the original house.
- 6.3. The extension depth has been reduced by 2.3 metres at first-floor level and by 1 metre at ground floor level from the initial submission under DC/21/5450/FUL to attempt to minimise the massing added to the rear of the dwelling.
- 6.4. The porch is relatively modest and its pitched roof design matches closely that of the main dwelling and surrounding properties 'Bramble Cottage' and 'Otley Cottage'. It is not so much greater in height and size than what would be permissible under permitted development rights; but in any case it is acceptable in accordance with Development Plan

policies. Officers are content that its size and appearance would not harm the character of the host dwelling or that of the wider area.

- 6.5. A Juliette balcony was approved along the rear elevation under DC/21/5450/FUL. It has been submitted that the applicants intend to construct a full balcony instead in the same location. Balconies are not a common feature in the immediate vicinity but somewhat commonplace in rural settings when properties back onto open fields and woodlands. Officers are satisfied that the rearward location of the balcony reduces its prominence within the streetscene due to screening from both 'Bramble Cottage' and 'Otley Cottage' from public vantage points along Helmingham Road.
- 6.6. The proposed balcony will sit above the proposed rear extension and although it would appear a more prominent feature along the rear of the dwelling than a Juliette balcony, officers are content that its overall scale and character demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings. Despite its contemporary design juxtaposing the traditional cottage façades of the 'The Old Bakey and 'Otley Cottage' it is not so incongruous that it would adversely impact the overall streetscene and character of the area. This complies with SCLP 11.1.

#### Residential Amenity

- 6.7. The extension creates a new two-storey massing which protrudes from the rear of the dwelling. The most likely affected neighbour is the attached neighbour to the south. The flank wall of the extension is however approx. 3.75 metres from the boundary, leaving a wide gap so it would not be overbearing.
- 6.8. Concerns have been raised about the potential adverse privacy and overlooking impacts that a balcony may have on the private amenity areas of neighbouring properties, and this has been fully considered.
- 6.9. The balcony will allow uninterrupted views into the neighbouring rear garden of 'Otley Cottage', however, due to the low fence between the properties substantial overlooking is already possible. The obscure glazed balcony screen offers a degree of mitigation. However, because the upper floor windows can already view the private amenity areas of 'Otley Cottage', this reduces the sensitivity of the private amenity areas that may be overlooked by the proposed balcony. Given the existing context, with side screens the balcony is acceptable and not considered unduly harmful to neighbour amenity.
- 6.10. The occupiers of 'Bramble Cottage' also raised concerns regarding the impact the proposed balcony would have on their privacy and enjoyment of their land. There is a distance of approximately 16m from the north-western edge of the proposed balcony and the patio area of the neighbouring property 'Bramble Cottage'. Due to the proposed opaque screen, officers are content that although some oblique overlooking may occur, this has largely been designed out due to the 1.7m high screen. There is also a large outbuilding located along the boundary between the two properties which helps obscure views of the rear garden of 'Bramble Cottage'.
- 6.11. It is noted that the neighbouring occupiers of 'Bramble Cottage' would like to see the proposed obscure glazed panels increased to 1.8m in height. Officers are however content that the proposed 1.7m high screen will provide sufficient obscurity of the neighbouring

curtilage that the balcony will not harm the amenity of neighbouring occupiers so much as to warrant refusal of the scheme.

- 6.12. There are two side windows on the proposed two storey extension, both serving bathrooms, and both annotated as obscure glazed within the plans. These windows are smaller than standard windows and would not lead to a perception of being overlooked.
- 6.13. Although the balcony increases the massing of development more than the originally approved Juliette balcony, officers are satisfied that due to its projection being no further than the proposed single storey rear extension, it will not have an adverse overbearing impact on neighbouring amenity.
- 6.14. The proposed balcony does not extend any further than the rear wall of the proposed single storey rear extension and is set back from both boundaries with 'Bramble Cottage' and 'Otley Cottage'. It will not therefore have an adverse impact on the availability of natural daylight/sunlight entering the habitable rooms of either neighbouring dwelling. The gap between the proposed two storey rear extension and neighbouring dwellings also means that the extension would comply with the 45- degree light test on the neighbouring windows.
- 6.15. Balcony activity can emit a certain degree of noise that may be deemed to adversely impact the amenity of neighbouring occupiers. Officers note that the site is located in a rural setting, however, it is surrounded by numerous properties to the north and south therefore, a degree of noise associated with use of residential curtilages is expected. Although noise may be increased by the use of the balcony, it is unlikely that this noise is to be so much greater than the noise produced by the numerous neighbouring occupiers that it is harmful to the amenity of the area.
- 6.16. The porch is small and kept away from the boundary. It would not cause any material harm to the amenity of neighbours.
- 6.17. The proposal is unlikely to cause any significant harm to the residential amenity of the site itself or its neighbours and complies with SCLP 11.2.

#### Landscape Setting

- 6.18. Although the application site is not located within the AONB, it is surrounded by open countryside to the east and west therefore, any development may have an impact on the special qualities and features of the area.
- 6.19. Officers are satisfied that the location, scale, form, design and materials are not so different to the existing built environment that officers would deem it as adversely impacting the wider landscape. As the site is adjacent to development to the north and south, a two-storey extension, porch and balcony are in keeping with the scale of development associated with residential curtilages in the area. Although the balcony may increase light spillage it is not to be increased to such an extent that it will have a material impact on the rural landscape. There is already a degree of light spillage from residential dwellings to the north and south of the site that help mitigate any slight increase caused by the proposed balcony. This complies with SCLP 10.4.

## **7. Conclusion**

- 7.1. This application complies with the Development Plan and planning permission can therefore be granted.

## **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 the site location plan, plan numbers TOB.07.011/2021/04C, TOB.07.011/2021/05C and TOB.07.011/2021/03C received on 06.09.2023 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.

4. The hereby approved balcony shall be fitted with 1.7-metre-tall obscure glazed screens on both the north and south sides. These screens shall be obscured to a minimum of level 3 on the Pilkington glazing scale (or equivalent by alternative manufacturer). This obscured glazing/material shall be installed before the first use of the balcony. Thereafter the balcony screening shall be retained in that form unless otherwise approved in writing by the Local Planning Authority.

Reason: To limit overlooking of adjacent properties.

5. The two obscure glazed first floor side (north and south) windows, serving the bathrooms/En-suites shall be fitted with obscured glazing to a minimum of level 3 on the Pilkington glazing scale (or equivalent by alternative manufacturer). The windows shall also be fitted with brackets to prevent them opening more than 45 degrees. The windows shall be retained in that form unless otherwise approved in writing by the Local Planning Authority.

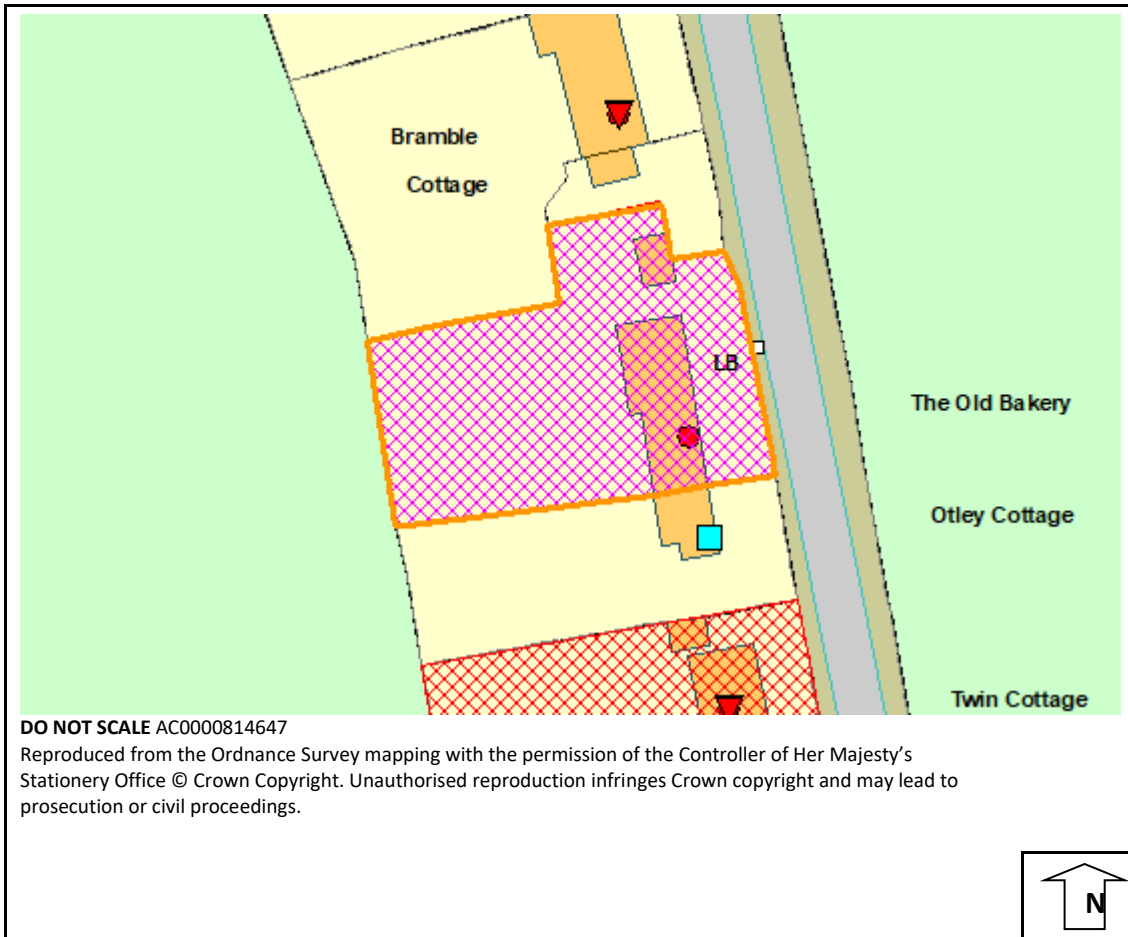
Reason: to limit overlooking of adjacent properties.

## **Background information**

See application reference DC/23/3464/FUL on [Public Access](#)



## Map



## Key



Notified, no comments received



Objection



Representation



Support