



## NORTH PLANNING COMMITTEE - UPDATE SHEET

8 August 2023

**Item 6 – DC/22/2520/FUL – Extension of Pakefield Holiday Park at Pakefield Caravan Park, Arbor Lane, Lowestoft, Suffolk, NR33 7BE.**

### Consultation Response

East Suffolk Councils Economic Development Team has reviewed the application, and provided the following (summarised) comments:

Supportive of the application providing that the highest standards of quality and service in the tourism offer are secured.

**Item 7 – DC/23/0701/FUL - Demolition of existing single storey side and rear extensions. Provision of new single storey side and rear extensions onto larger footprint. Internal alterations and provision of new dormer window to attic storey to north elevation. Provision of raised veranda to rear of lounge and dining room at Holly House, 80 Pier Avenue, Southwold, IP18 6BL.**

In response to the neighbour letters of objection, the applicant has submitted a statement (received after the Committee Report was finalised) providing justification for their proposals, in addition to commentary on some of the local objection. The full statement can be viewed on the documents page of the application on public access: [DC/23/0701/FUL | Demolition of existing single storey side and rear extensions. Provision of new single storey side and rear extensions onto larger footprint . Internal alterations and provision of new dormer window to attic storey to north elevation. Provision of raised veranda to rear of lounge and dining room. | Holly House 80 Pier Avenue Southwold Suffolk IP18 6BL \(eastssuffolk.gov.uk\)](#)

The key points the applicant makes in the statement are summarised below:

- *There is significant tree and foliage cover at the north boundary of our property – two very large mature trees provided total screening for around 2/3 of our northern boundary.*
- *Neither of our adjacent neighbours have lodged any complaint.*
- *Despite the significant screening, 80 Pier Avenue and 70 North Road currently overlook each other a small amount. However, the distance between the properties is 27 metres (reducing to 24 metres with the current proposal). We can look into 70 North Road's garden from our first floor windows, they can look into ours, both at a significant distance.*

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DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ  
DX: 41220 Lowestoft

*We cannot see into their garden from either of our ground floor windows, but we can see their ground floor windows and also see people on their large deck platform at the rear of the property. They can look into our garden from their large deck.*

- *We already have a veranda which extends from our ground floor, from which we can see their deck. The proposal will not give any additional visibility and, again, the distance between the two properties will be 24 metres.*
- *From our existing veranda we cannot see, nor will we be able to see, into any of the gardens of the other people who have lodged a complaint and we can barely even see their actual properties.*
- *It is also interesting to note the recent objection from 68 North Road, for example, who benefit from dormer windows at the back and front of their property, allowing them very clear views into our garden. Yet, they are objecting that we are proposing the same.*
- *With regards to car parking, we can, and will be able to continue to, comfortably accommodate three cars on our driveway. The easterly end of Pier Avenue is not at all congested for residents, since the majority of us have ample off street parking.*