



Committee Report

Planning Committee North - 11 July 2023

Application no DC/23/1487/FUL

Location

Wilmar
Market Lane
Blundeston
Lowestoft
Suffolk
NR32 5AW

Expiry date 7 June 2023
Application type Full Application
Applicant Mr Clem Francis

Parish Blundeston
Proposal Construction of a single storey rear extension
Case Officer Matthew Gee
07901 517856
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1. Summary

- 1.1. Planning permission is sought for the construction of a single storey rear extension. The proposed extension is considered to respect the character, design and scale of the host dwelling, the character and appearance of the area, and would not result in the overdevelopment of the site. Furthermore, there are no adverse impacts upon the amenity on neighbouring residents, or any adverse highway implications.
- 1.2. The proposal is therefore deemed to accord with the East Suffolk (Waveney) Local Plan, and the NPPF, and as such it is recommended that planning permission be granted subject to conditions.
- 1.3. The former Chairman, Cllr Ashdown, requested in May 2023 (prior to the elections) that the application be referred to committee, due to impacts arising from the proposal and the public interest in the site. The Chairman of each Committee has authority in the Constitution to refer applications direct to the relevant Committee for determination

where they deem the application is of significant public interest; would have a significant impact on the environment; or should otherwise be referred to Members due to its significance in some other respect.

2. Site Description

- 2.1. 'Wilmar' is located within the village Settlement Boundary of Blundeston and comprises a two storey contemporary designed dwelling, with two storey traditional properties on either side. The site faces south towards Market Lane and is not in a conservation area or any other planning designation of note.
- 2.2. The property known as 'Wilmar' was approved under reference DC/14/1119/FUL in June 2014. As part of that approval permitted development rights were removed for the erection of building or structures under Class A (extensions or alterations), B (changes to the roof) or E (buildings or enclosures within the curtilage of the house). The reason given was to secure a properly planned development.

3. Proposal

- 3.1. Planning permission is sought for the construction of a single storey rear extension. The proposed extension will have a flat roof, and would measure 5.8m deep, 4.1m wide, and 2.9m in overall height. The extension would be finished in render.

4. Consultations

Third Party Representations

- 4.1 One representation of objection has been received raising the following:
 - Permitted development rights removed
 - Stability of groundworks
 - Potential to be used for balcony

Ward Member (Cllr Ashdown)

- 4.2 *"I fully support Mrs Alderton's objections to both of these applications they out of character for the village and these are overdevelopment of the site and will also give intrusion over private amenity space. Should officer recommendation be approval then I request this to be taken to committee for decision."*

Parish/Town Council

Consultee	Date consulted	Date reply received
Blundeston And Flixton Parish Council	19 April 2023	9 May 2023
<i>"Flat Refusal due to over Development by the parish councillor's"</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	19 April 2023	17 May 2023
Summary of comments: No objections		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 21 April 2023

Expiry date: 16 May 2023

6. Planning policy

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

National Planning Policy Framework 2021 (NPPF)

7. Planning Considerations

Planning History

- 7.1. DC/14/1119/FUL - Construct replacement dwelling - Approved 30 June 2014
- 7.2. DC/16/1148/FUL - Construction of a replacement house - Refused 1 June 2016
- 7.3. DC/20/2964/FUL - Safety escape staircase at rear of property - Refused 5 February 2021
- 7.4. DC/21/1716/FUL - Proposed external stair and creation of first floor balcony, along with associated balustrade and privacy screening - Refused 7 June 2021

Design

- 7.5. Policy WLP8.29 (Design) sets out that development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing, proposals should demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness, as well as responding to local context and the form of surrounding buildings. The proposed extension is of a contemporary design which reflects the design ethos of the original dwelling. The overall extension is considered to be of an appropriate scale to the host dwelling, and given the relative size of the curtilage it is not considered that an extension of the size shown would result in the overdevelopment of the site, or result in additional impacts to the street scene. The extension is a simple addition to the property that will relate well to the existing dwelling in accordance with the design objectives of WLP8.29.

Amenity

- 7.6. Policy WLP8.29 (Design) also sets out that proposals are 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. The proposed extension is 2.9m in height and is set in from the nearest boundary by 1.4m and approximately 9m from the nearest dwelling. Given the separation distance it is not considered that the proposal would result in any adverse impacts upon the light. Furthermore, the proposal is single storey and as such there is not deemed to be any loss of privacy.
- 7.7. Concerns have been raised about the potential use of the extension as a balcony, however, the use of the roof as a raised platform would require planning permission in its own right, and it has not been applied for as part of this application. In any case, given the position of first floor openings relative to the flat roof, it seems very unlikely access to the roof could be gained, so this concern raised is noted but not a reason to refuse a single storey extension of a modest, acceptable design. It is also noteworthy that the immediately adjacent properties have not objected to this application.

8. Conclusion

- 8.1. In conclusion, the principle and detail of the development is acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

- 9.1. Approve with conditions set out in section 10, below.

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 RS/4878/23/01 and RS/4878/23/02 received 12/04/2023, 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.

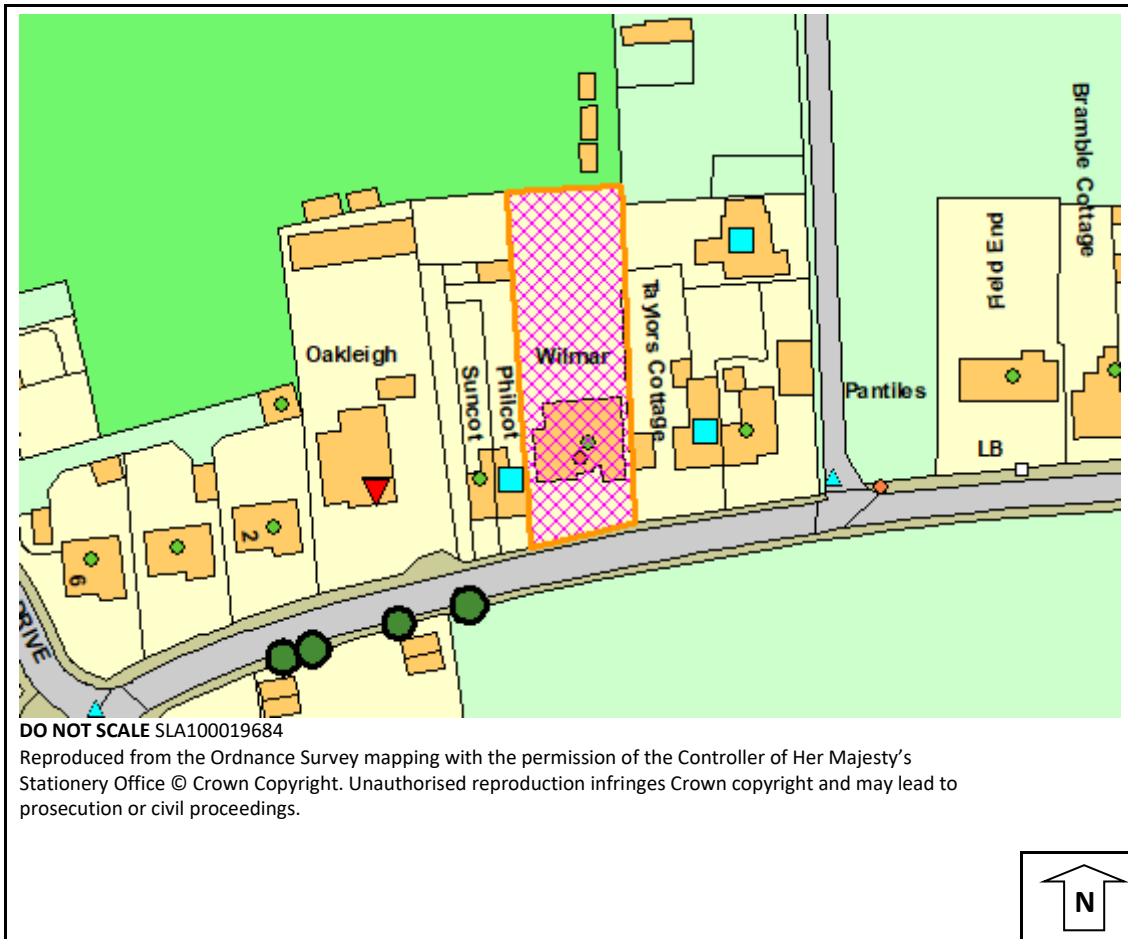
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity





11. Background information

See application reference DC/23/1487/FUL on [Public Access](#)

Map



Key

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