



## Committee Report

**Planning Committee North - 12 September 2023**

**Application no DC/23/2373/RG3**

**Location**

4 Langley Gardens  
Lowestoft  
Suffolk  
NR33 9JE

**Expiry date** 18 August 2023  
**Application type** Deemed Council Development  
**Applicant** Housing, East Suffolk Council

**Parish** Lowestoft  
**Proposal** Proposed rear extension.

**Case Officer** Daniel Bailes  
01502 523022  
[daniel.bailes@eastsoffolk.gov.uk](mailto:daniel.bailes@eastsoffolk.gov.uk)

## 1. Summary

- 1.1 Planning permission is sought for a single storey rear extension. Officers consider that the proposal would not have an adverse impact on the character of the surrounding area or neighbour amenity. The proposal accords with the relevant policies of the Local Plan and the application is recommended for approval.
- 1.2 The application is being presented to Planning Committee due to the applicant being East Suffolk Council.

## 2. Site Description

- 2.1 The site is a single storey detached dwelling located in the settlement boundary of Lowestoft. Langley Gardens is characterised as a narrow road lined with single storey dwellings.

## 3. Proposal

- 3.1 The proposal is for a single storey rear extension. This would extend from the south-west elevation with a depth of 5.95m, width of 5.4m and would have a dual pitched roof with a maximum ridge height of 4.2m.
- 3.2 Planning permission was previously granted for a rear extension in 2020 (see ref. DC/20/0124/FUL), but this permission lapsed in May 2023. The proposal under consideration is largely the same form of development previously approved.

## 4. Consultees

### Third Party Representations

- 4.1 There have been no third-party representations received.

### Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	4 July 2023	14 July 2023
Summary of comments: The Town Council's Planning Committee considered this application at a meeting on 13 July 2023. It was agreed to recommend approval of the application.		

## Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Estates Asset Management	4 July 2023	No response
Summary of comments: No comments received.		

### 5. Site Notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 11 July 2023

Expiry date: 1 August 2023

### 6. Planning Policy

- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- National Planning Policy Framework 2021

### 7. Planning Considerations

#### Design & Visual Amenity

7.1 The proposed extension would be constructed of matching brickwork, roof tiles and UPVC windows and doors. As the materials would be of a similar appearance to the existing dwelling, the design is considered to be respectful to the host dwelling. The extension would be proportionate in scale with a footprint that is not excessive and a ridge height that does not exceed that of the dwelling. The proposal would be sited in a reasonably sized rear garden and, when considering its scale, it is not deemed to be overdevelopment. It is therefore considered the design, materials and scale of the development is respectful to the dwelling and there would be no impact on the street scene.

#### Neighbour Amenity

7.2 The proposed extension would extend approximately 6m from the rear of the dwelling and would have a ridge height of 4.2m. When looking at the positioning of the extension, the west elevation would be situated 0.8m from the boundary and beyond this is the neighbouring dwelling of 2 Langley Gardens. The proposed extension would extend almost 3m further than the neighbour's extension and there would be a separation distance of 3m. When considering that there are no windows on the east facing elevation of the neighbour's extension and the good separation distance, it is considered that the proposal is unlikely to result in any significant loss of light to rooms in the neighbouring dwelling. Light would continue to be received to the neighbour's extension beyond the roof of the extension. There are windows proposed to the side elevations along with a single door to the rear elevation. As there are no neighbouring windows in direct view, it is deemed that there would be no loss of privacy from this single storey form of development

## **8. Conclusion**

- 8.1 All design and amenity matters have been considered and the proposal is deemed to accord with policy WLP8.29. There are no material considerations indicating for a decision other than approval.

## **9. Recommendation**

- 9.1 Approve.

## **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 Site Location Plan, Proposed Block Plan, Elevations and Floor Plans (2542.19.1D); received 16/06/2023, 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.

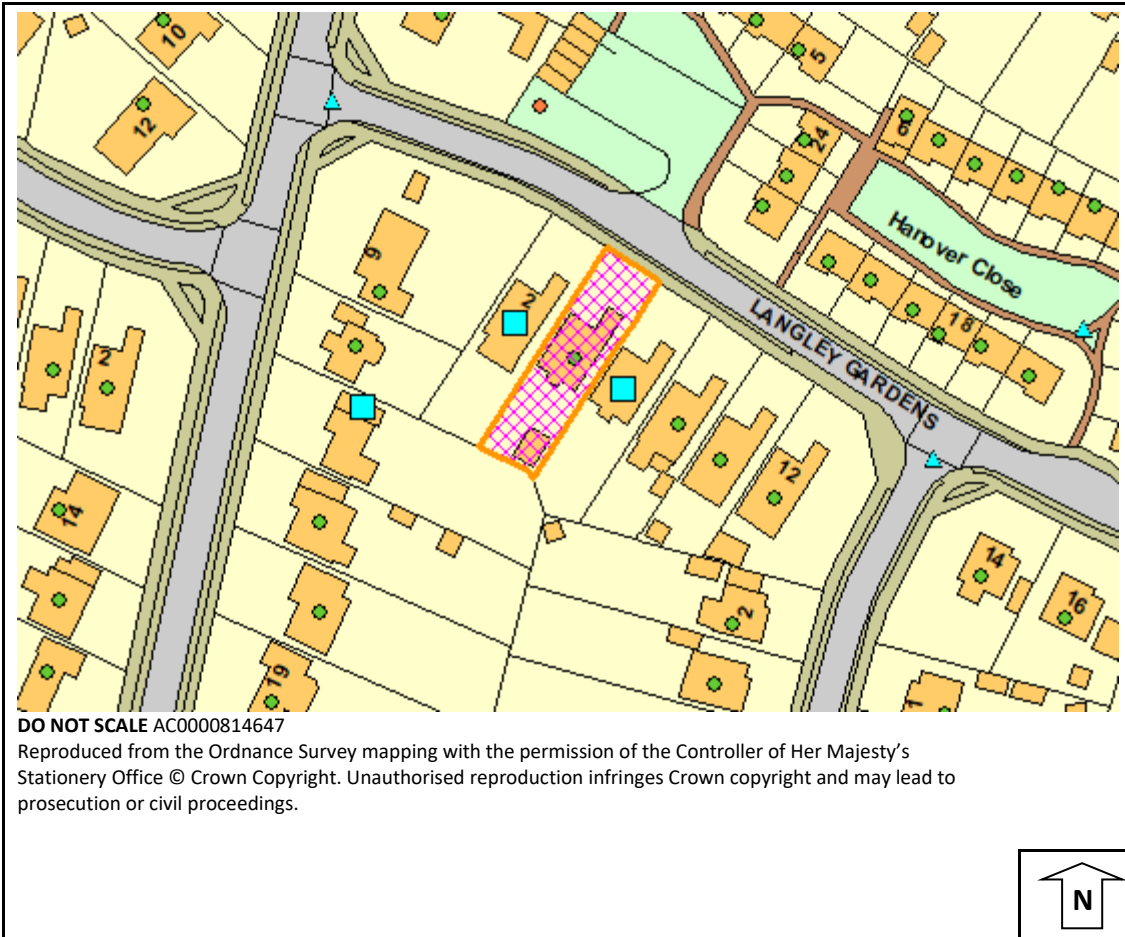
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

## **Background Papers**

See application reference DC/23/2373/RG3 on [Public Access](#)

# Map



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## Key



Notified, no comments received



Objection



Representation



Support