



Committee Report

Planning Committee North - 12 September 2023

Application no DC/23/2526/FUL

Location

198 Waveney Drive
Lowestoft
Suffolk
NR33 0TR

Expiry date 23 August 2023

Application type Full Application

Applicant Mr Lee Pike

Parish Lowestoft

Proposal Single Storey Side Extension

Case Officer Daniel Bailes
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1. Summary

- 1.1 Planning permission is sought for a single storey side 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 the Planning Committee (North) as the applicant is related to a member of staff.

2. Site Description

- 2.1 The site comprises a two-storey semi-detached dwelling located in the settlement boundary of Lowestoft. The surrounding area is characterised by semi-detached dwellings set back from the road with low brick walls along the front boundaries.

3. Proposal

- 3.1 The proposal is for a single storey side extension. This would extend from the west elevation with a width of 2.5m and a depth of 9.6m. There would be a flat roof with a height of 3m.

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	20 July 2023
<i>The Planning Committee of Lowestoft Town Council considered this application at a meeting on 13 July 2023 and it was agreed to recommend approval.</i>		

5. Site Notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 21 July 2023

Expiry date: 11 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 rustic brickwork and white UPVC windows. As the materials would match the existing dwelling, the design is considered to be respectful to the host dwelling. The extension would be proportionate in scale as this would not extend beyond the existing front or rear elevations and the eaves height would be fairly low. There would be a large amount of amenity space retained therefore the proposal is not deemed to be overdevelopment. From the front elevation the parapet wall does give the extension some additional height that is not ideal, but overall, the extension is of an acceptable design and well related to the house. It is therefore considered that the design, materials, and scale are respectful to the character of the dwelling and the street scene in accordance with WLP8.29.

Amenity

- 7.2 As the proposed extension would not project beyond the existing front or rear elevations, it is deemed that there would be no impact on amenity to the attached neighbour to the east. The west elevation would be situated along the boundary and beyond this is the neighbouring dwelling at 200 Waveney Drive. When considering that there would be a separation distance of 6m and that the extension would have a low eaves height of 3m, the proposal is deemed unlikely to result in any loss of light. The extension is also to the northeast of that neighbour, so any impact on light is likely to be limited to only morning winter sun; in any case, with the low overall height, that impact on light is to be very limited. It is slightly unfortunate that the extension is to be built-up to the side boundary of the site, but the overall scale of the development is low enough that the proposal will not be overbearing. Any access agreement for construction works is a civil matter and not a planning consideration. As there are no neighbouring windows in view of the front elevation and there is a separation distance of 45m to the nearest neighbours to the south, it is deemed that the proposal would not result in any loss of privacy.

Parking Arrangements

- 7.3 The proposal would result in the creation of a fourth bedroom. There is a minimum requirement for three parking spaces to be provided for a four-bedroom dwelling as set out in Suffolk County Council's Parking Standards. As there is sufficient space for three vehicles to be parked at the front of the dwelling, the proposal is unlikely to result in inconsiderate parking on the highway. The proposal is acceptable in accordance with WLP8.21.

8. Conclusion

- 8.1 All design and amenity matters have been considered and the proposal is deemed to accord with the Local Plan. 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 (568-02 Rev A) and Proposed Elevations, Floor Plans (568-01 Rev D) received 28/06/2023; 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.

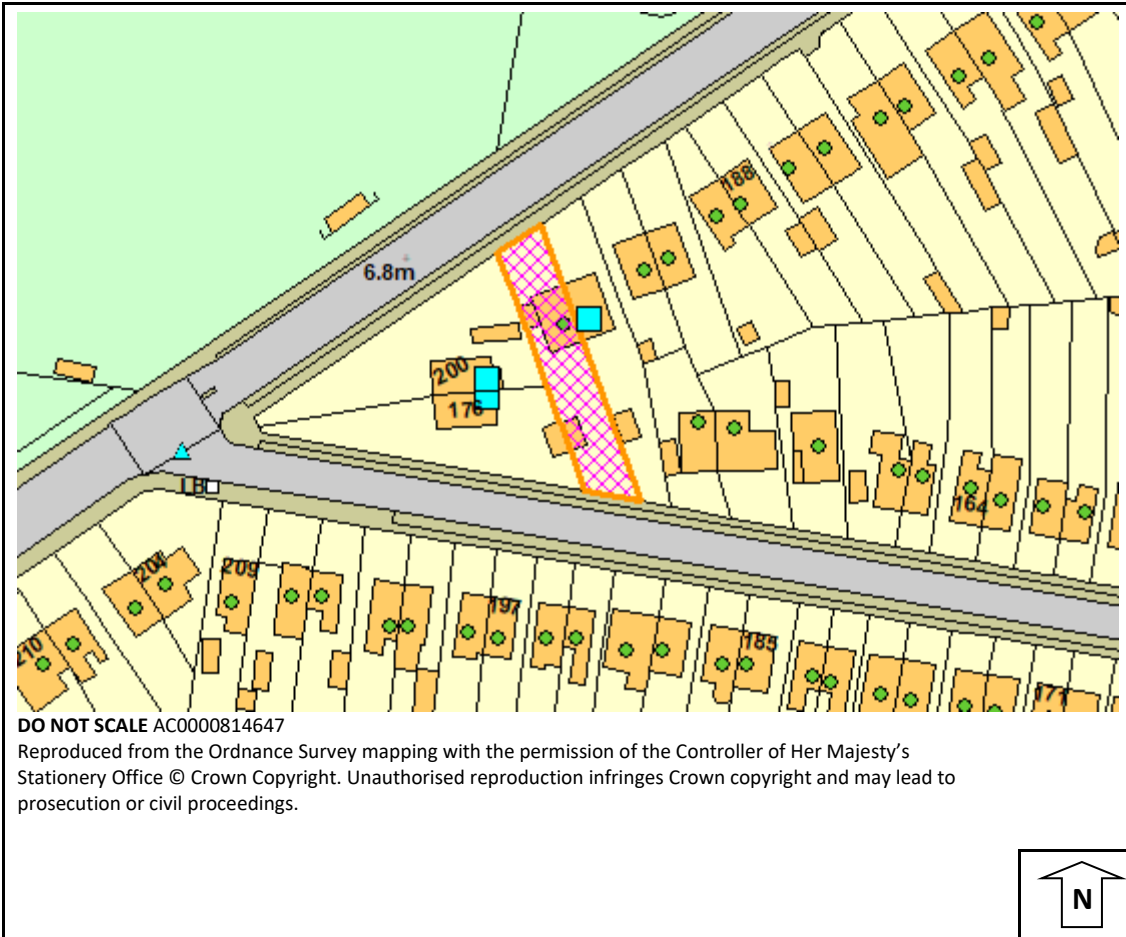
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

Background Papers

See application reference DC/23/2526/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support