



East Suffolk House, Riduna Park, Station Road,  
Melton, Woodbridge, Suffolk, IP12 1RT

# Planning Advisory Panel North

## Members:

Councillor Paul Ashdown  
Councillor Jenny Ceresa  
Councillor Graham Elliott  
Councillor Tony Fryatt  
Councillor Debbie McCallum  
Philip Ridley (Head of Planning and Coastal  
Management)

The Head of Planning and Coastal Management has convened a **meeting of the Planning Advisory Panel North on Tuesday, 14 April 2020 at 9:30 am**

The purpose of the meeting is to enable the Head of Planning and Coastal Management to consult on the determination of the applications listed below, pursuant to the authority delegated to him temporarily, in Section E of Part 2 of the East Suffolk Council's Constitution.

Due to the restrictions imposed during the COVID-19 pandemic, this consultative meeting will take place remotely via Skype/Conference call.

## Agenda Items

## Pages

- 
- |          |   |  |
|----------|---|--|
| <b>1</b> | <b>Apologies for Absence</b><br>To receive apologies for absence, if any. |  |
|----------|---|--|

**2 Declarations of Interest**

Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.

**3 Declarations of Lobbying and Responses to Lobbying**

To receive any Declarations of Lobbying in respect of any item on the agenda and also declarations of any response to that lobbying.

<b>4</b>	<b>DC.20.0783.FUL - 45 Pier Avenue Southwold</b>	<b>1 - 10</b>
<b>5</b>	<b>DC.19.5063.VOC - 243 Long Road, Lowestoft</b>	<b>11 - 22</b>
<b>6</b>	<b>DC.20.0825.FUL - 14 Pier Avenue, Southwold</b>	<b>23 - 28</b>
<b>7</b>	<b>DC.20.0309.FUL - Valley Farm, Kings Lane, Henham</b>	<b>29 - 37</b>



## Planning Advisory Panel – NORTH (14 April 2020)

### Delegated Report

**Application no** DC/20/0783/FUL

**Location**

45 Pier Avenue  
Southwold  
Suffolk  
IP18 6BU

**Expiry date** 19 April 2020

**Application type** Full Application

**Applicant** Mr & Mrs S Hamilton

**Parish** Southwold

**Proposal** Single storey extensions to the side and rear and alterations to dwellinghouse

**Case Officer** Debbi Wicks  
01502 523020  
[debbi.wicks@eastsoffolk.gov.uk](mailto:debbi.wicks@eastsoffolk.gov.uk)

### Summary

This householder application concerns a single storey side and rear addition to 45 Pier Avenue in Southwold.

The application is to be considered at the Advisory Panel as the officer's 'minded to' recommendation differs from that of Southwold Town Council, which is one of Refusal.

Case for Development

The key issue is design which officers conclude is acceptable.

### Site description

The property is a detached, two storey dwelling, believed to date from the 1930's and located on the southern side of Pier Avenue, facing north. The whole of the small town of Southwold falls within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Much of the town is also designated as a Conservation Area; however, this does not extend to some of the residential roads at the northern edge of the settlement, including Pier Avenue, therefore the Article 4 controls that also apply to the conservation area do not apply to properties in Pier Avenue. Despite this, the immediate area of the site is characterised by a wide tree lined highway bordered by a wide and interesting variety of good quality dwellings, some with an Arts and Crafts influence but also more modern and contemporary examples interspersed, all of varying heights.

No. 45 itself has a symmetrical appearance afforded by its traditional hipped roof with kicks at each corner and the pattern of windows. The house has a rendered exterior and white replacement upvc windows of an appropriate design, like many others in the neighbourhood. To the east side of the application site, no. 47, a modern bungalow, and its neighbour are set five metres further back in their respective plots while to the west is a substantial dwelling with a more unusual form, comprising a deep pitched roof with dormers and a two storey flat roofed side element. Directly opposite the site is a recently remodelled dwelling of contemporary style and alongside that are some three storey flats, all combining to give an eclectic feel to the area.

The application dwelling is set back seven metres from the pavement with a landscaped front garden behind a low wall and space for one vehicle to park at the eastern side, in front of the garage. Pier Avenue predominantly has a regular pattern and alignment of development with properties mostly detached yet closely spaced together.

There is no relevant planning history relating to no. 45.

## **Proposal**

There is currently a large tandem brick garage with a flat roof positioned alongside the eastern side of the dwelling. Although detached by one metre, the structure has a covered walkway linking it to the house, appearing as an attached element externally. There is also a glazed conservatory spanning two thirds of the width across the rear of the dwelling.

It is proposed to replace both the garage and conservatory with new extensions, wrapping around the south eastern corner of the house. This will involve a 3.8 metre deep projection from the original rear wall, partly including an open verandah in front of the new garden room, covered by a lean-to, slate roof finishing at 3.75 metres in height. The new side extension will mostly cover the same footprint as the existing garage and be of a similar depth (11.5 metres compared with 11.8m currently); however it will be set considerably further back at 4.5 metres behind the front line of the house whereas the existing garage actually sits 1.2 metres forward of the dwelling.

In terms of height, the proposed extensions will have a low eaves height of 2.3 metres all round and comprise three different lean-to roof elements all with rooflights, ranging from a shallow 15 degrees to the tallest section where it would abut the northern flank wall and this would adjoin the house with a front gable at a height of 4.15 metres over a four metre length before dropping at the rear.

## **Consultations/comments**

No third party representations received.

**Consultees**  
**Parish/Town Council**

Consultee	Date consulted	Date reply received
Southwold Town Council	25 February 2020	17 March 2020
<p><i>“DC/20/0783/FUL   Single storey extensions to the side and rear and alterations to dwelling house   45 Pier Avenue Southwold Suffolk IP18 6BU</i></p> <p><i>Recommendation: Refusal</i></p> <p><i>We assume that the size of the extension is beyond what constitutes permitted development within the AONB. Hence, the policies on design in the Local Plan and NPPF apply. The Local Plan adopts Building for Life as its detailed design guide but this only applies to large scale development (11 or more units). In the absence of a local design guide for small scale development, the National Design Guide (NDG) applies. (NDG, Para 14.) Both the Local Plan and NPPF put a high priority on good quality design, and schemes that do not achieve this should be refused. The NDG “supports paragraph 130 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.” (Para 11). In looking for opportunities to improve the character and quality of an area, a proposal should look to the best of the area.</i></p> <p><i>Good design, as set out in the NDG, requires development to be “integrated into their surroundings so they relate well to them” (Para 39). In the case of an extension, the most important element of “their surroundings” is the existing building.</i></p> <p><i>Pier Avenue is a mixture of mostly good quality 20th century houses, many built in the 1930’s. No. 45 is a post Second World War building that first appears on the 1957 Ordinance Survey Map. (The earliest map before this is 1938). It is neo-Georgian with 1930’s influence, seen in the hipped roof and large Crittal windows (now replaced with PVC but retaining the Crittal style panes). It is a regular, symmetrical, with simple massing that relies on its regular proportions to make a dignified statement. It has a generous front garden with mature plantings and a large rear garden. Its proportions echo its next door neighbour – an arts and crafts style cottage built around the same time – and two early Edwardian villas across the street.</i></p>		

*Figure 1 45 Pier Avenue and its neighbour*



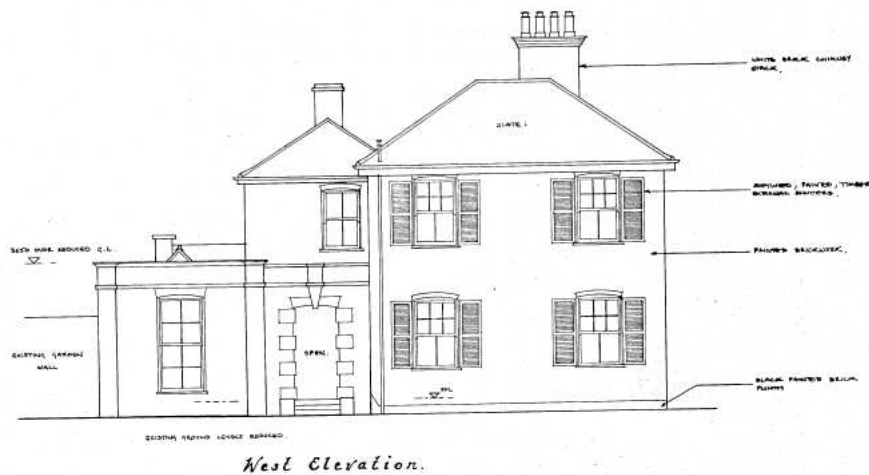
*Figure 2 Pair of Edwardian villas on the opposite side of the street*



*The proposed front extension shows no understanding of the character of the house or what is best in the character of the area. Its design does not integrate with the building and, therefore, looks “stuck on.” It will have a negative impact on the street scape.*

*A suggestion for what could be done to achieve a better side extension can be found in the consented plans for Gun Hill House, South Green. DC/16/4498/FUL | Construction of a single storey porch, garden room and pantry, minor internal alterations | Gun Hill House Gun Hill Southwold Suffolk IP18 6HF. This building’s Georgian lines presented a challenge, which the architect resolved by working with, not against, the severe and symmetrical mass of the building. He created a square, subservient one story side extension with a roof light.*

Figure 3 Proposed elevations for Gun Hill House



*The rear extension proposes to use an alien roofing material and includes an array of windows and doors, whose size, number and positioning do not integrate with the existing symmetrical order of windows on the original building. The effect is incoherent; the original building and proposed extension do not “read together.”*

*This house, which changed hands in September 2019 for a price of c. £900,000, has a large enough garden so that it can be extended with greater sensitivity. For example, a new design for the rear extension could link to the original building through a hipped pantile roof to create more living space. Windows and doors could be symmetrically placed and in their array, shape, and size echo the original building.”*

**Publicity**

None

**Site notices**

General Site Notice

Reason for site notice: General Site Notice

Date posted: 27 February 2020

Expiry date: 19 March 2020

**Planning policy**

National Planning Policy Framework

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

**Planning considerations**

Policy:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority’s Development Plan, unless material considerations indicate otherwise.

Local Plan:

Policy WLP8.29 "Design" requires that developments respond to local context and the form of surrounding buildings in relation to: the overall scale and character, layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular.

The Southwold Neighbourhood Plan area has been approved but the Plan is not yet made.

Applying policy WLP8.29 to this scheme, and having regard to the concerns raised by Southwold Town Council, the following assessment is made by officers:

#### Scale and site coverage

The proposal is judged to be in proportion with the host building and not of an excessive scale or massing, with an increased floorspace of just 17 square metres. Its eastern line will remain as existing and a generous rear garden will remain.

In terms of its dimensions, the proposed rear element of the scheme would actually fall within the parameters of exempt permitted development which allows a four metre projection below four metres in height, even within the AONB as the Government deems this to be reasonable in respect of a detached dwelling and therefore this part of the proposal could proceed without control from the Local Planning Authority. With that in mind, whilst there may be some sympathy with the Town Council's suggestion that there is scope to explore other options regarding the scale and form of the rear extension, that which is currently proposed falls outside the scope of planning control and is therefore down to the homeowner.

#### External appearance

A matching painted render exterior finish is proposed along with slate tiles; both are deemed to be sympathetic to their surroundings and more appropriate than replicating the heavy red pantiles of the host dwelling, given the shallow pitch of the extension. Proposed fenestration has been criticised by the Town Council due to its asymmetrical arrangement and contrasting style.

The applicants have themselves responded to all the points raised by the Town Council. Their final paragraphs summarise their position thus:-

*" We accept that the back extension is not symmetrical. The design has been driven by the function of the rooms, so, for instance, we would like our kitchen sink to overlook the garden which means we cannot have floor length windows in that area. But ... the garden is entirely private. The back extension cannot be seen from the road, and the trees in the gardens prevent all but glimpses from a very few upstairs bedroom windows in Hotson Road. Again, the design is to enable us to have as much energy efficient living space within as small a footprint as possible.*

*STC states we have a "large garden" and that therefore we can build into that more extensively. STC advocates sacrificing more of our garden by building over it to create a different style of extension. The large gardens in Pier Avenue are havens for birds and wildlife. We have a "wild" area in our garden which we wish to retain and extend. Therefore we wish to preserve as much of the garden as possible."*



Officers are in agreement that the vaulted rooms are justified and as the rear extension could be constructed without planning permission the pattern and alignment of windows has not been queried in this instance.

All side extensions are however automatically covered by planning legislation within an Area of Outstanding Natural Beauty due to the public realm aspect and accordingly this is the key element of the proposal with regard to its height, scale, massing, design and finish.

### Design

The proposed shallow lean-to roof will not be an alien feature in the streetscape as the neighbouring property no. 43 also has a similar lean-to subservient structure at its eastern end. The substantial setback proposed is considered to successfully mitigate the potential prominence of this feature in combination with the new lower eaves line, landscaping and alignment with the garage belonging to no.47. The new extension will be less dominant than the existing garage which is three metres tall and much further forward in the public realm.

The Town Council asserts that the lean-to form would be out of keeping and suggests that reference be taken from a parapet roofed extension to a property called Gun Hill House, which was indeed a well designed scheme. Officers agree that a more sensitive and authentic design response is necessary on sites of greater heritage value; Gun Hill House is a locally listed building immediately adjacent a Grade II listed property occupying the most prominent location in the town whereas the application site is not even within the conservation area. This is not to say that development proposals are less scrutinised, just that some level of flexibility is afforded within the scope of the policy, dependent upon the individual site, its surroundings and conservation status. Design is of course subjective; however in this case officers do not share the Town Council's view that harm would be caused to the streetscape as a result of this proposal.

### Amenity Impact

Only one neighbour would be affected by this proposal; no. 47, the bungalow to the east and no objections have been received. A separation distance of seven metres will remain between the proposed rear corner of the extension and the bungalow, resulting in no adverse impact to light levels or shade to the rear and the new position and eaves height of the side extension will be less oppressive to the neighbour at this side.

### Parking

The function of the side extension is to incorporate a new ground floor bedroom wing. This will result in the loss of the garage facility and also increase the total number of bedrooms by one; therefore parking is a material consideration. Often in Southwold, proposals can result in a deficit in parking provision, creating an issue in this busy seaside town with its high number of visitors. On this occasion, at least two off road parking spaces serving the property will be preserved (with four shown on the block plan), arising from the setting back of the side structure, which is welcomed. No alterations to the highway would be required and as the site falls outside the Article 4 area, the physical changes to the frontage are also not controlled. However as the area is likely to exceed five square metres a condition requiring some form of drainage is appropriate.

### Conclusion

The proposals are deemed to be of a modest nature and respectful of their surroundings, not conflicting with policy aims when considered within the site context.

## **Recommendation**

Approval recommended subject to conditions

### **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 Drawing dated 10th February 2020 containing site plan, block plan, proposed floor plans and all elevations, received 24th February 2020,, 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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless annotated otherwise on the drawing hereby approved.

Reason: To ensure the satisfactory external appearance of the development.

4. An appropriate method of drainage shall be incorporated as part of any hardsurfacing works to the front of the property, in compliance with Class F of the Town & Country Planning (General Permitted Development) Order 2015.

Reason: to alleviate the risk of surface water flooding onto the adjacent highway.

### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

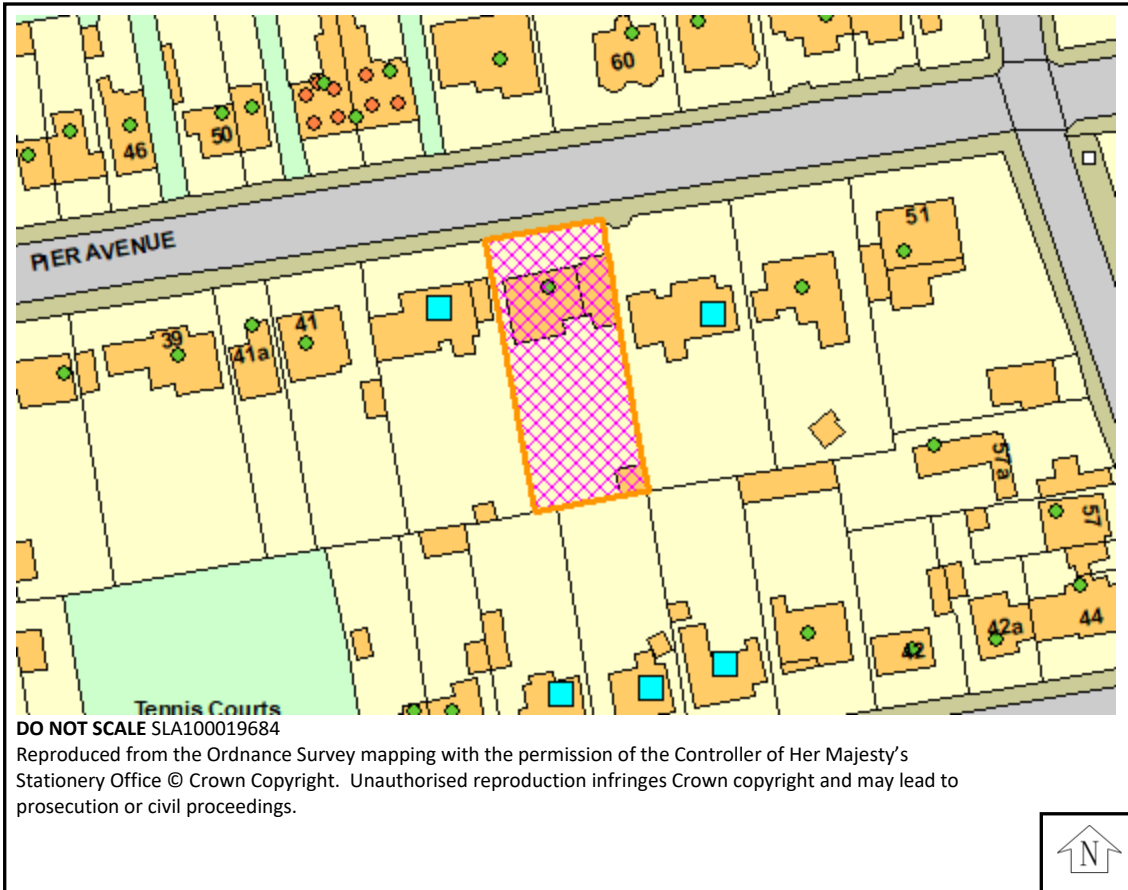
[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>





### **Background information**

See application reference DC/20/0783/FUL at <https://publicaccess.eastsoffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q65A0IQXHYW00>

# Map



## Key

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



**Planning Advisory Panel – NORTH (14 April 2020)**

**Delegated Report**

**Application no** DC/19/5063/VOC

**Location**

243 Long Road  
 Lowestoft  
 NR33 9DF

**Expiry date** 23 February 2020

**Application type** Variation of Conditions

**Applicant** Mrs Margo Sinclair

**Parish** Lowestoft

**Proposal** Variation of Condition No.2 of DC/10/0003/FUL - Construction of 3no. detached houses. Removal of Condition 2 - Alteration to the design and siting of plot 1.

**Case Officer** Matthew Gee  
 01502 523021  
[matthew.gee@eastsoffolk.gov.uk](mailto:matthew.gee@eastsoffolk.gov.uk)

**Summary**

Permission is sought to vary Condition 2 of the consent gained under DC/10/0003/FUL, to allow alterations to the design and siting of dwelling on Plot 1. The variations proposed are not considered to have an additional adverse impact to the character and appearance of the surrounding area or street scene, or to the amenity of neighbouring residents. It is therefore considered that the proposal complies with local and national planning policy, and as such it is recommended that planning permission be granted.

The item is before the Planning Advisory Panel, because it was due to be considered by North Area Planning Committee 14 April 2020, prior to the cancellation of the meeting, due to Government advisory restrictions on face to face meetings resulting from Covid-19.

The application was referred to committee at the request of the planning referral panel on the 3rd March 2020. It was referred to that panel because the officers recommendation to approve,

contrary to the comments from the ward member recommendation to refuse (comments included below).

### **Site description**

The site is located within the Physical Limits of Lowestoft. The site has permission, granted under application DC/10/0003/FUL, for the construction of three dwellings, ranging from two storey to one and half stories. The properties on Plots 2 and 3 have been constructed, with Plot 1 remaining unbuilt.

The site fronts onto Long Road to the East, and is bounded by Hornbeam Close to the north, the property of plot 2 to the west, and no. 245 Long Road to the south.

### **Proposal**

Permission is sought to vary Condition 2 of the consent gained under DC/10/0003/FUL, to allow alterations to the design and siting of dwelling on Plot 1.

The variations include:

- Increasing the eaves height from 2.35m to 4m.
- Increasing the width of the proposed dwelling from 9.8m to 10.3m, and the depth from 9.5m to 10m.
- Removal of the front garage

### **Consultations/comments**

Two representations of Objection from neighbouring residents raising the following material planning considerations:

- Missing bin storage area
- Proposed represents a 23% increase in floor area above the approved dwelling, and increased eaves height
- Applicant could apply for the garage if permission is granted
- Proposal includes two habitable rooms overlooking the front of no. 245. Previous approval only granted one
- Proposed dwelling is closer to neighbouring boundaries than previous approval
- Proposal constitutes cramped and incongruous form of development, and over development of the site

One representations from local ward members Cllr F Mortimer and Cllr T Mortimer:

*"With reference to the latest submitted planning application for 243 Long Road Lowestoft.*

*As Ward Councillors for the Long Road District we are totally apposed to the latest Application submitted for the following reasons.*

*1) it is some 20% larger than the previous Application which was withdrawn, even with the garage removed.*

*2) It is over development of the site.*

3) The Resident of No 243 Long Road is overlooked by several windows on the side facing wall, 2 bedrooms & a bathroom, therefore her Quality of Life will be effected.

Further comments:-

a) The development if approved should be moved forward, and any further planning permissions refused.

b We are requesting this Application goes before referral committee rather than Delegated decision.

c) We request a site visit to Long Road by ourselves and you to evaluate the proposals in detail on Thursday 30th January perhaps afternoon time to be confirmed by me."

## Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	2 January 2020	21 January 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 21 January. It was agreed to recommend support for this application		

## Ward Members

Consultee	Date consulted	Date reply received
Ward Members – Cllr F Mortimer and Cllr T Mortimer		
Summary of comments: <i>"With reference to the latest submitted planning application for 243 Long Road Lowestoft. As Ward Councillors for the Long Road District we are totally apposed to the latest Application submitted for the following reasons.</i> 1) it is some 20% larger than the previous Application which was withdrawn, even with the garage removed. 2) It is over development of the site. 3) The Resident of No 243 Long Road is overlooked by several windows on the side facing wall, 2 bedrooms & a bathroom, therefore her Quality of Life will be effected. Further comments:- a) The development if approved should be moved forward, and any further planning permissions refused. b We are requesting this Application goes before referral committee rather than Delegated decision. c) We request a site visit to Long Road by ourselves and you to evaluate the proposals in detail on Thursday 30th January perhaps afternoon time to be confirmed by me."		

## Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	2 January 2020	17 January 2020
Summary of comments: No objections		

## Non statutory consultees

Consultee	Date consulted	Date reply received
Waveney Norse - Parks (OS And Play Areas)	2 January 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	2 January 2020	6 January 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Anglian Water	2 January 2020	3 January 2020
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	2 January 2020	4 February 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	2 January 2020	No response
Summary of comments: No comments received		



Consultee	Date consulted	Date reply received
Environment Agency - Drainage	2 January 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	2 January 2020	No response
Summary of comments: No comments received		

### Reconsultation consultees

Consultee	Date consulted	Date reply received
Anglian Water	10 February 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	10 February 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	10 February 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	10 February 2020	No response
Summary of comments: No further comments received		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	10 February 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Lowestoft Town Council	10 February 2020	27 February 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 25 February 2020. It was agreed to recommend approval of the application.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	10 February 2020	27 February 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	10 February 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Waveney Norse - Parks (OS And Play Areas)	10 February 2020	No response
Summary of comments: No comments received		

## **Publicity**

### **Site notices**

General Site Notice

Reason for site notice: New Dwelling

Date posted: 7 January 2020

Expiry date: 28 January 2020

### **Planning policy**

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan (March 2019))

## National Planning Policy Framework

### Planning considerations

#### Planning applications details

Permission is sought to vary Condition 2 of the consent gained under DC/10/0003/FUL, to allow alterations to the design and siting of dwelling on Plot 1.

The variations include:

- Increasing the eaves height from 2.35m to 4m.
- Increasing the width of the proposed dwelling from 9.8m to 10.3m, and the depth from 9.5m to 10m.
- Increase in floor area from approximately 120sqm (G/F = 76sqm F/F = 53sqm) (137sqm including garage) to 176 (G/F = 88sqm F/F = 88sqm)
- Removal of attached front garage

The application has been amended during the course of the application, to reposition the dwelling closer to the road to increase distance to neighbouring property, and increase relocate the bathroom to the rear of the site, to reduce the number of habitable rooms of the first floor rear elevation.

#### Planning history

The site benefits from an implemented planning permission, DC/10/0003/FUL, which granted consent for 3no. dwelling on the site. Plots 2 and 3 of that permission have been constructed, and as such the permission for plot 1 still remains live. The planning permission for plot 1 granted consent for a one and half storey dwelling, measuring 7m in height, with a footprint of approx. 80sqm (not including garage).

An application to amend the approved plans was submitted (DC/18/3020/VOC) and refused by planning committee in November 2018, for the following reasons:

*"The proposed development is considered to constitute a cramped and incongruous form of development, which would fill the width of the plot and would represent overdevelopment of the limited sized plot. The proposal thereby fails to produce a development that is in keeping with the overall scale, character, layout, or site coverage, of existing buildings, or that takes into account the relationship between buildings and spaces and the wider street scene or townscape. The proposal is therefore, for the reasons given above, considered to be contrary to the provisions of the adopted Waveney District Council Local Plan and in particular, policies CS02: High Quality and Sustainable Design, DM02: Design Principles, and the NPPF."*

The refused scheme sought to:

- Increase ridge height of the dwelling from 7m to 8.15m, and the eaves height from 2.35m to 3.35m.
- Increase the width of the proposed dwelling from 9.35m to 9.85m, and the depth (not attached including garage) from 9.5m to 10m.

- Increase the distance to the boundary with no.245 (not including garage), from approx. 1m to approx. 2.35m
- Increase the size of the attached garage from single bay, to double bay, and reposition it to the boundary with no.245.

### Principle of Development

The site is located within the physical limits for Lowestoft, and as such the principle of development is considered acceptable, subject to its adherence to the other relevant planning policies set out in the Local Plan and the NPPF.

In addition, as set out above the site benefits from an implemented planning permission, DC/10/0003/FUL. Given the above points it is considered that the principle of amending the design of the dwelling on plot is acceptable, subject to its impact on the street scene, amenity of neighbours and highways impact being assessed.

### Design and appearance considerations

Policy WLP8.29 sets out that proposed development should respond to local context and the form of surrounding buildings and take account of the form and character of the built development. Planning permission has previously been granted for a one and half storey dwelling on the plot. This application seeks to amend the design of the approved dwelling; the proposed dwelling will be no higher than the existing dwelling, however, it will be 0.5m wider, 0.6m deeper, and 1.3m higher to the eaves. The increase in floor area would be approximately 25%. The proposed dwelling will be no closer to the neighbouring properties and will be set approximately the same distance to the neighbouring boundary of no.245.

The street is characterised by a mixture of dwelling sizes and designs. The immediate neighbouring property to the south-west is a single storey dwelling, to the north-east is a one and half storey dwelling; and to the west, behind the proposed dwelling, is a one and half storey dwelling. Given the varied nature of the street and the extant planning permission, it is not considered that the increased footprint or eaves height of the dwelling would result in an adverse impact.

Therefore, it is considered that on balance, the additional impact that the proposed alterations would have on the character and appearance of the street scene would not be so averse to warrant refusal of this application.

### Residential Amenity

Policy WLP8.29 also states that proposed development should seek 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 alterations seek to retain the overall height of the previous approval but increase the eaves height by approximately 1.7m. Given the increased dimensions of the property, it is likely that some additional loss of light may occur to the neighbouring property of no.245. However, given the tracking of the sun from east to west, it is unlikely that the proposed amendments would result in a marked decrease in direct light to the neighbouring property to the detriment of their living conditions.

The increased eaves height, depth, and width is also not considered to result in a marked impact on the outlook from the neighbouring property of no.245 when compared to what has previously been approved.

Concerns regarding loss of privacy have been raised by neighbouring residents. The proposed windows to the rear of the property are at a similar height to those approved under the original application and are of similar distance to the front windows of no.245. Furthermore, the window closest to the boundary with no.245 has been amended to a bathroom window, to reduce some of the potential overlooking. Therefore, whilst the property is marginally closer to the neighbouring property of no.245, it is not considered that this would result in any marked increase in overlooking compared to what has previously been approved.

Whilst some additional impact on amenity may arise as a result of the proposed amendments, it is considered that on balance the proposed alterations would not result in an adverse impact on the amenity of neighbouring resident's contrary to WLP8.29.

### Transport and access

Suffolk County Councils Highway Officers have raised no objections to the proposal, and it is considered that there would be sufficient onsite parking provision.

### **Conclusion**

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

### **Recommendation**

It is recommended that planning permission be approved subject to the following conditions.

#### **Conditions:**

1. The dwelling on plot 1, hereby approved, shall not be brought into use until it has been completed in all respects strictly in accordance with;  
- Proposed plans, 572/6 A, received 19 March 2020  
for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

2. Samples of external facing and roofing materials for each plot shall be submitted to and approved by the Local Planning Authority before their first use on site. Development shall be carried out in accordance with the approved samples.

Reason: To ensure the satisfactory external appearance of the development.

3. In accordance with advice set out in British Standard BS 5837-2005, Trees in relation to construction. The hedge along the northern boundary of the site shall be retained, and prior

to the construction above foundations of the approved dwelling on plot 1, details of both hard and soft landscape works for that plot have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to occupation of the dwelling. These details shall include proposed means of enclosure and hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

4. The velux windows on the rear elevation at first floor level on the dwelling on plot two shall be glazed with opaque glass and shall be limited to opening not more than 100mm and shall be retained in that condition

Reason: To preserve the amenity of adjacent property.

5. The bathroom window on the north elevation at first floor level of the dwelling on plot three shall be glazed with opaque glass and shall be retained in that condition

Reason: To preserve the amenity of adjacent property.

6. The vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 572/6 Rev B and made available for use prior to the occupation of the properties hereby approved. It shall thereafter be retained in its approved form.

Reason: To ensure that the layout of the access is properly designed and constructed before the development commences and is brought into use before the occupation of the property in the interests of highway safety.

7. A dwelling shall not be occupied until the area within the site shown on drawing no. 572/6 Rev B for the purposes of manoeuvring and parking of vehicles for that dwelling has been provided and thereafter it shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no alteration or extension shall be carried out at first floor level, or higher, to any dwelling hereby permitted which materially affects the amenities of surrounding dwellings, unless the prior written consent of the Local Planning Authority has been obtained.

Reason: To safeguard the amenity of nearby properties.

9. The first floor bedroom window of plot 2 on the east-facing side elevation shall be obscure glazed in the southern casement (when divided vertically in two) and shall be limited to

opening not more than 45 degrees. The precise details of the obscure glazing shall be submitted and agreed in writing by the District Council with 28 days of the grant of planning permission. The obscure glazing shall then be inserted within 14 days of any written approval and shall thereafter be retained. The northern casement shall be fixed shut. The window shall be retained in this condition.

Reason: To prevent overlooking of the neighbouring property.

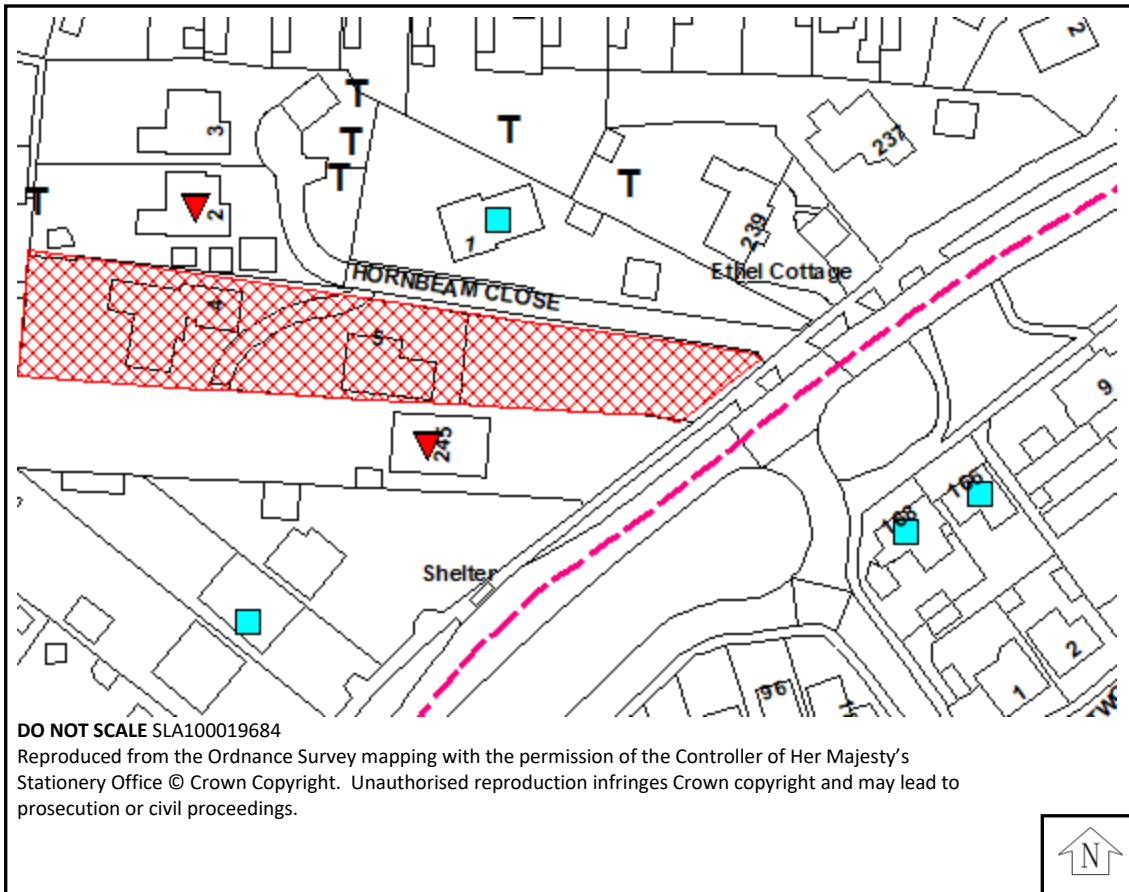
**Informatives:**

There are no informatives.





**Background information**

See application reference DC/19/5063/VOC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q3BKVXQXGUM00>

# Map



## Key

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





## Planning Advisory Panel – NORTH (14 April 2020)

### Delegated Report

**Application no** DC/20/0825/FUL

**Location**

14 Pier Avenue  
Southwold  
IP18 6BX

**Expiry date** 20 April 2020

**Application type** Full Application

**Applicant** Mr James Cameron

**Parish** Southwold

**Proposal** Proposed single storey extension to rear of residential property. Conversion of part of garage to habitable space.

**Case Officer** Michaele Coupe  
(01394) 444440

[michaele.coupe@eastsoffolk.gov.uk](mailto:michaele.coupe@eastsoffolk.gov.uk)

### Summary

This application is before the Planning Advisory Panel because Southwold Town Council's recommendation to refuse the application is contrary to the officers recommendation to approve.

The proposal is for single storey extension and conversion of a store to habitable accommodation to the rear of 14 Pier Avenue, a detached two storey property within the settlement boundary of the Town.

Southwold Town Council considers the proposals are contrary to Local Plan policy WP8.29 - Design.

The case for the development is that it represents a modest addition to the rear of this detached dwelling that respects the scale and form of the existing building. The development will not cause harm to the character and appearance of the surrounding area or the amenity of neighbours. It accords with the Development Plan and is thus recommended for approval.

## Site description

The property is a detached two-storey dwelling fronting Pier Avenue. It is outside the Conservation Area and within the Suffolk Coast and Heaths AONB.

The rear garden slopes down from the rear of the house such that there are steps from the rear french doors into the garden. Alongside the western boundary set behind the dwelling is a garage and store building.

## Proposal

The proposal is to construct a single storey extension at the rear of the property in the form of a lean-to that extends across the full width of the house. It projects five metres from the rear wall and will abut up to the existing garage. A link will be created from the lean-to to the store which is proposed to be converted to a guest bedroom and shower room. The existing garage will be retained for the parking of a vehicle.

The lean-to addition will comprise a zinc roof and rendered walls. The link to the store will comprise roof tiles to match the existing and rendered walls.

At the rear of the lean-to extension a raised deck area will be created with steps down into the garden.

## Consultations/comments

No third representations have been received.

## Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	28 February 2020	26 March 2020
<p>Summary of comments:</p> <p><i>“Recommendation: Refusal</i></p> <p><i>This recommendation is based on the high priority that the Local Plan places on high quality design.</i></p> <p><i>The host dwelling is a good quality, intact 1930's detached house, the only one of its kind in Southwold. The only change to its exterior since it was built is the replacement of the original Crittal windows with UPVC style Crittal windows.</i></p> <p><i>Policy WLP8.29 states that proposals which fail to meet the criteria below will be refused planning permission.</i></p>		

- o 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;*
- o Respond to local context and the form of surrounding buildings in relation to:*
- o The overalls scale and character*
- o Layout*
- o Site coverage*
- o Height and massing of existing buildings*
- o The relationship between buildings and spaces and the wider street scene or townscape*
- o And by making use of materials and detailing appropriate to the local vernacular....*
- o Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development....*

*In the case of an extension, the most important context element is the host building. The application proposes an extension that is not sympathetic to the overall scale and character, site coverage, lay-out and massing of the existing building. As a result, it does not compliment and strengthen local distinctiveness. The drawing of the west elevation shows that it will triple the length of the existing house with a structure that built up to the west boundary fence and will be more than double the height of the boundary fence. From the perspective of the neighbour to the west, this will be over-bearing development.*

*Paragraph 8.171 specifies that over-bearing development is one of the harmful effects that the design policy seeks to prevent.”*

**Non statutory consultees**

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	28 February 2020	No response
Summary of comments: No response		

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	N/A	16 March 2020
Summary of comments: Recommend refusal on the following grounds:- over-development of the area; in-filling of a rear garden; insufficient provision for parking as the existing garage is being replaced, which will exacerbate the parking issues that already occur in Pier Avenue; the materials proposed ie a zinc for the roof and the proposed number of windows are not in keeping either with the style of the property or the surrounding dwellings.		

**Publicity**  
None

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 10 March 2020

Expiry date: 31 March 2020

## Planning policy

National Planning Policy Framework

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

## Planning considerations

Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Local Plan policy WLP8.29 - Design seeks to ensure new development is of a high quality design that complements local character and distinctiveness. It also seeks to ensure new development is not harmful to the amenity of neighbouring uses.

The proposed rear extension across the full width of the property is only one metre deeper than that which could be erected without the need for planning permission. The extension leaves a rear garden depth of 23 metres. The area of rear garden space which will be infilled by the extension is 55m<sup>2</sup>, the usable rear garden amenity space retained after development is 300m<sup>2</sup>. It is thus considered the proposal does not represent an over-development of the plot.

It is considered the Town Council has misinterpreted the plans when it states the proposals will triple the length of the existing house with a structure built up to its western boundary. Most of the structure already exists as it is currently the garage and store. The proposal is to convert the store to provide guest accommodation not build a new structure. The extension provides a narrow link to the store on the east side of the existing garage from the new lean-to addition. The roof of the link is below the height of the existing garage and so will not be seen from the property to the west.

It is considered an extension only marginally above that which could be built as permitted development is not unreasonable. Its single storey scale is also quite modest relative to the two-storey scale of the existing building. The additions will not result in any loss of amenity to the neighbouring residents by reason of loss of light or overbearing impact, given their distance away and the single storey nature of the development. Neither will there be any overlooking issues. A condition is recommended seeking details of the height of the decking relative to the ground levels to ensure its use will not result any loss of privacy to the neighbour to the east. The deck area would be screened from the west by the existing buildings.

The design of the extension is of a simple lean-to form which is not uncharacteristic of the area. The link comprises a dual pitched roof which reflects the character of the existing garage and store. The choice of materials whilst not matching in respect of the lean-to but are considered to complement the original design and will clearly identify the works as a later addition. The zinc has been chosen because of the relatively low roof pitch. The extension will not be prominent from public viewpoints given its confinement to the rear.

In terms of parking provision the Southwold and Reydon Society are incorrect when they say the existing garage is being replaced. The proposed plans clearly show the garage retained. It is only the store attached to the rear of the garage that is being converted. There is ample room within the curtilage of the property to accommodate the parking required to serve this property.

## **Conclusion**

Subject to controlling conditions the proposals are considered acceptable in terms of their size, scale and appearance and would not cause harm to the character of the area, highway safety or the amenity of neighbours, and as such they accord with the Development Plan.

## **Recommendation**

Approve subject to conditions.

## **Conditions:**

There are no conditions.

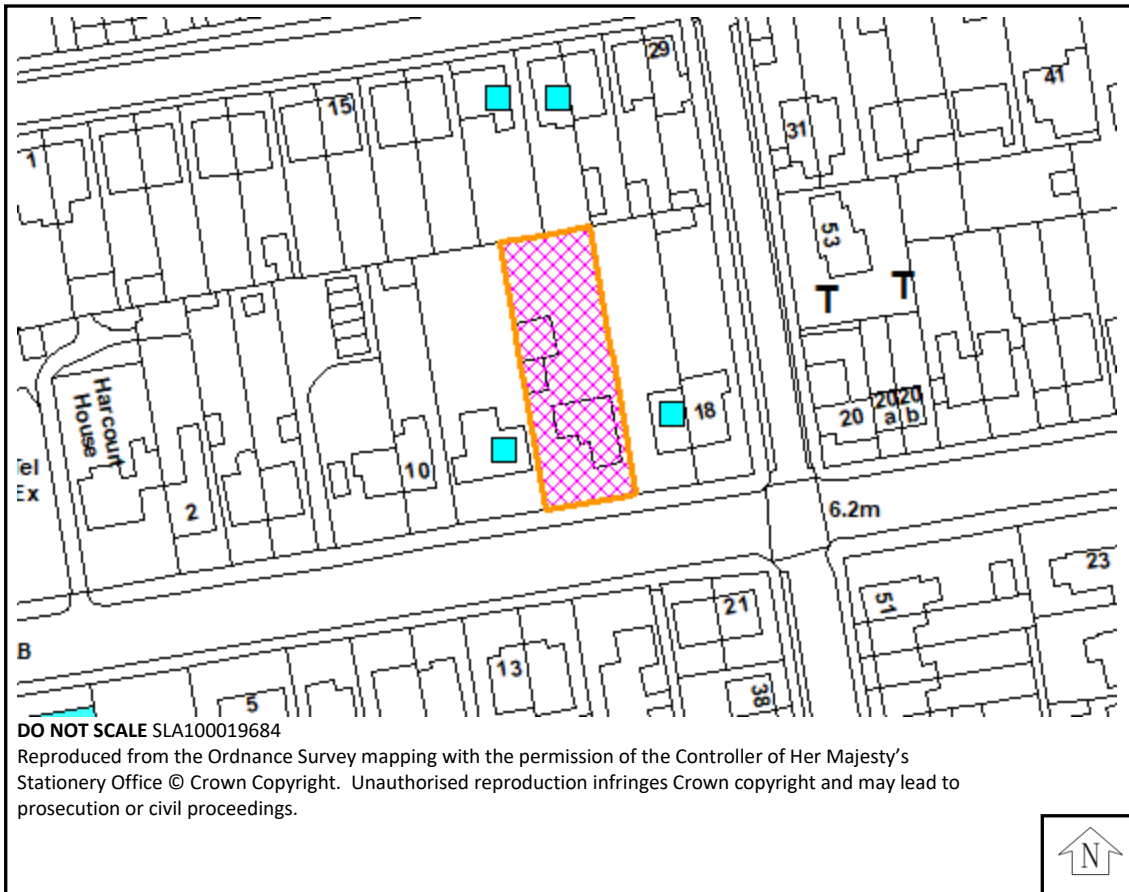
## **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





## **Background information**

See application reference DC/20/0825/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q69G1SQXI0P00>

# Map



## Key

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



## Planning Advisory Panel – NORTH (14 April 2020)

### Delegated Report

**Application no** DC/20/0309/FUL

**Location**

Agricultural Building Valley Farm  
Kings Lane  
Henham  
Suffolk

**Expiry date** 30 March 2020

**Application type** Full Application

**Applicant** Mr Rous

**Parish** Wangford With Henham

**Proposal** Conversion of agricultural building following Class Q approval DC/19/4310/PN3, including alterations to plan and elevation

**Case Officer** Matthew Gee

01502 523021

[matthew.gee@eastsoffolk.gov.uk](mailto:matthew.gee@eastsoffolk.gov.uk)

### Summary

Case for development

Conversion of agricultural building following Class Q approval DC/19/4310/PN3, alterations include, elevational, floor plan and block plan details. The proposal retains the existing agricultural building and the number of residential units permitted under DC/19/4310/PN3, but seeks to make additional external alterations to the building and provide amenity and parking spaces for the properties.

The proposal is not considered to adhere to Policy WLP8.11 as the barn to be converted is not considered to be a Heritage Asset or locally distinctive and of architectural merit. However, given the fallback position of the recently approved prior approval it is deemed that the principle of the proposal is acceptable. Further, it is considered that the proposed works have an acceptable impact on the building and wider surrounding area, and would result in no additional adverse

amenity impacts to the surrounding area. It is therefore recommended that planning permission be approved.

#### Reason for referral

The proposal is considered to represent a departure from Policy WLP8.11, insofar as it not deemed to be a heritage asset or locally distinctive. Furthermore, the Parish Council have recommended refusal of this application, which is contrary to the officer recommendation of approval.

#### Site description

The site is located outside of the Settlement Boundary. To the west is a set of Listed Barns which have recently been given permission for conversion and that appear to be in the process of being converted. Approximately 90m to the north-west of the barn is a residential dwelling, and to the west and south is agricultural land.

Prior approval has previously been granted under Class Q for the conversion of this agricultural building into 5 dwellings

#### Proposal

Conversion of agricultural building following Class Q approval DC/19/4310/PN3, alterations include, addition cut in balcony areas and outside seating, amenity space, and parking spaces.

#### Consultations/comments

No third party letters of representation have been received.

#### Consultees

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Wangford With Henham Parish Council	4 February 2020	12 February 2020
Summary of comments: The Parish Council stand by their objections previously made to DC/19/431/PN3 & DC/19/3093/PN3		

##### Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	4 February 2020	20 February 2020
Summary of comments: No objections subject to conditions		



## Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	4 February 2020	12 February 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	4 February 2020	6 February 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	N/A	18 February 2020
Summary of comments: No objections		

## Publicity

The application has been the subject of the following press advertisement:

<b>Category</b> Affects Setting of Listed Building	<b>Published</b> 14 February 2020	<b>Expiry</b> 6 March 2020	<b>Publication</b> Beccles and Bungay Journal
<b>Category</b> Affects Setting of Listed Building	<b>Published</b> 14 February 2020	<b>Expiry</b> 6 March 2020	<b>Publication</b> Lowestoft Journal

## Site notices

General Site Notice

Reason for site notice: Affects Setting of Listed Building  
May Affect Archaeological Site  
Date posted: 12 February 2020  
Expiry date: 4 March 2020

## Planning policy

WLP8.11 - Conversion of Rural Buildings to Residential Use (East Suffolk Council - Waveney Local Plan (March 2019))

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

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan (March 2019))

National Planning Policy Framework

### **Planning considerations**

#### Principle

Policy WLP8.11 sets out a number of criteria that conversions of rural buildings to residential use should adhere to. One criteria is that the proposal should either be safeguarding a heritage asset or that the building is locally distinctive and of architectural merit. In this instance it is not considered that the agricultural building to be converted fits within either of these criterions.

However, consideration should be given the history of the building. Prior Approval was previously granted under DC/19/4310/PN3 for the conversion of the agricultural building into 5 separate residential units, which was considered compliant with Class Q of the GDPO. The current proposal is to still convert the building but make additional alterations to the external appearance of the building and provide amenity and parking spaces for each. Therefore, in this instance given the similar fallback position of DC/19/4310/PN3 it is considered that the principle of the conversion is acceptable. As such the main points of consideration are whether the proposed alterations have a significant impact on the character and appearance of the building and surrounding area.

#### Character and appearance considerations

Policy WLP8.29 sets out proposed development should respect the character, design and scale of the host building and the character and appearance of the surrounding area. The proposed alterations largely involve the removal of sections of roof on the rear elevation of the building to provide balcony areas for the properties. These alterations are considered to have minimal additional impact on the character and appearance of the building, and they would not significantly alter the appearance that it would completely loss is agricultural character. Furthermore, the design alterations are considered to result in a more rounded design for the proposed dwelling, with a more contemporary take on a conversion. The proposed fencing shown on the elevation drawing is post and rail which is considered to minimise the impact that proposal has on the wider rural character as it would still allow views through the site. It is therefore deemed given the above points that the proposed development would respect the character, design and scale of the host building and the character and appearance of the surrounding area.

#### Amenity Considerations

The proposed amendments to the design approved under DC/19/4310/PN3, are considered to have no additional adverse amenity impacts on nearest residential dwellings. Furthermore, the proposed gardens are considered to be of a suitable comparable size to the accompanying proposed dwellings. Therefore, the proposed development is considered to have no adverse impacts on the amenity of neighbouring residents and would provide a suitable amenity space for future residents.

#### Highways Considerations

The proposal will use the existing access to the site, which was agreed as part of the previous prior approval application. The number of residents and access details are as previously agreed and are therefore considered acceptable.

## Ecological Considerations

The previously approved scheme was considered unlikely to result in significant adverse impacts on designated sites, protected species or UK Priority species or habitats (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)). The current proposed scheme is considered to have no additional impacts to protected species

The site is located within 13km of a nearby European protected site, and therefore a per-dwelling RAMS contribution for the 5 dwelling has been made via an up front payment. This will need to be retained until the expiry of the period during which an appeal can be made, and if such an appeal is made it will need to be retained until the appeal is determined as a minimum. With mitigation the proposal impact on European sites is acceptable. This contribution has been transferred from the previously approved scheme.

## Conclusion

In conclusion, the principle and detail of the development is considered to be acceptable and although not in compliance with relevant development plan policies, the principle has been established so cannot reasonably be resited in this case.

## Recommendation

It is recommended that planning permission be granted subject to conditions

## 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:

- Proposed Block Plan, 18-115-249, received 24/01/2020
- Proposed Elevations, 18-115-252F, received 24/01/2020
- Proposed Floorplans, 18-115-251E, received 24/01/2020
- Proposed floorplans, 18-115-250E, received 24/01/2020
- Existing plans, 18-115-052, received 24/01/2020
- Existing Block plan, 18-115-051, received 24/01/2020
- Bat Survey, received 04/11/2019

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. Prior to their first use on site, details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

Reason: To ensure the satisfactory external appearance of the development.

4. Prior to the occupation of the dwelling, hereby approved, details of the areas to be provided for the secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose. Suffolk Guidance for Parking (SPG) 2019 states that a minimum of 2 secure cycle spaces should be associated with a Class C3 dwelling.

Reason: To ensure that the minimum cycle parking provision outlined within SGP 2019 is achieved and to promote sustainable transport.

5. The use shall not commence until the area(s) within the site shown on Drawing No. 18-115-249 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

6. The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. 18-115-249 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

7. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management

procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

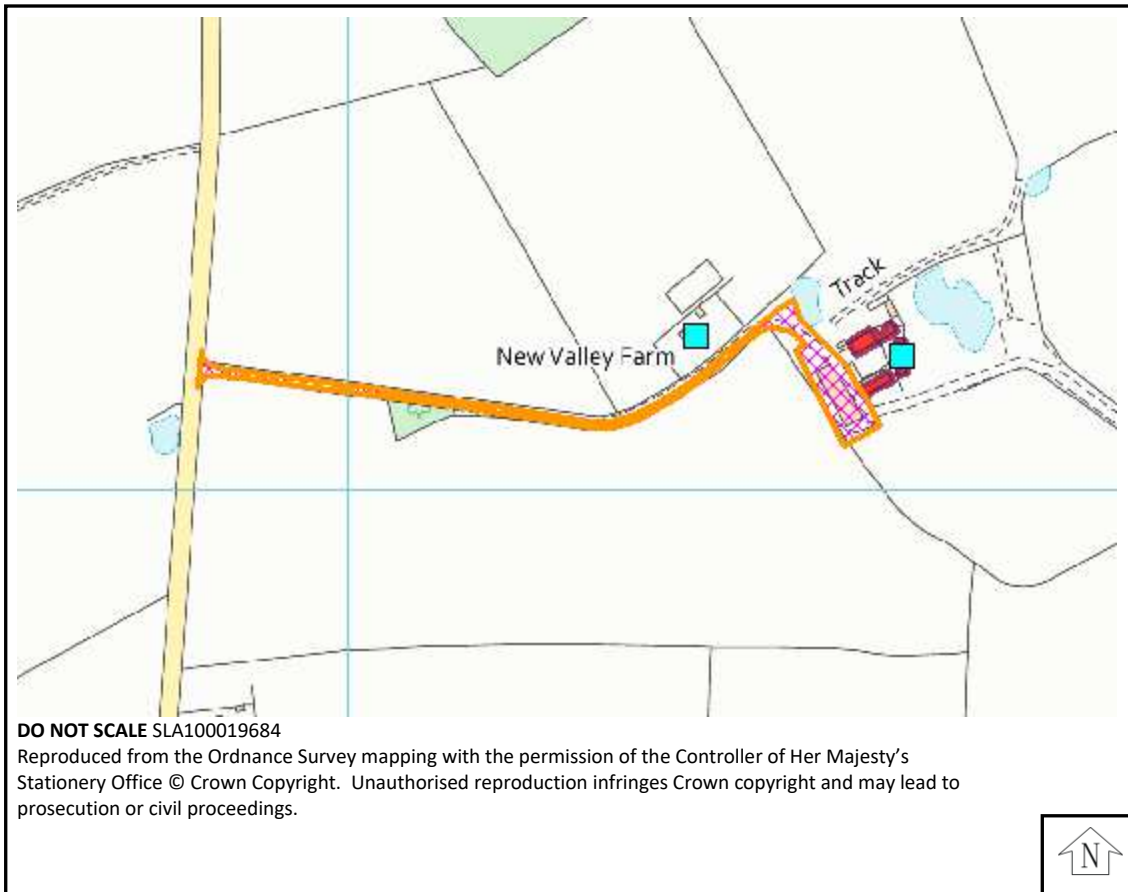
3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the

numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website [www.eastsuffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsuffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsuffolk.gov.uk](mailto:llpg@eastsuffolk.gov.uk)





### **Background information**

See application reference DC/20/0309/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4RG4GQX07400>

## Map



## Key

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