



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.

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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 55m², the usable rear garden amenity space retained after development is 300m². 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.

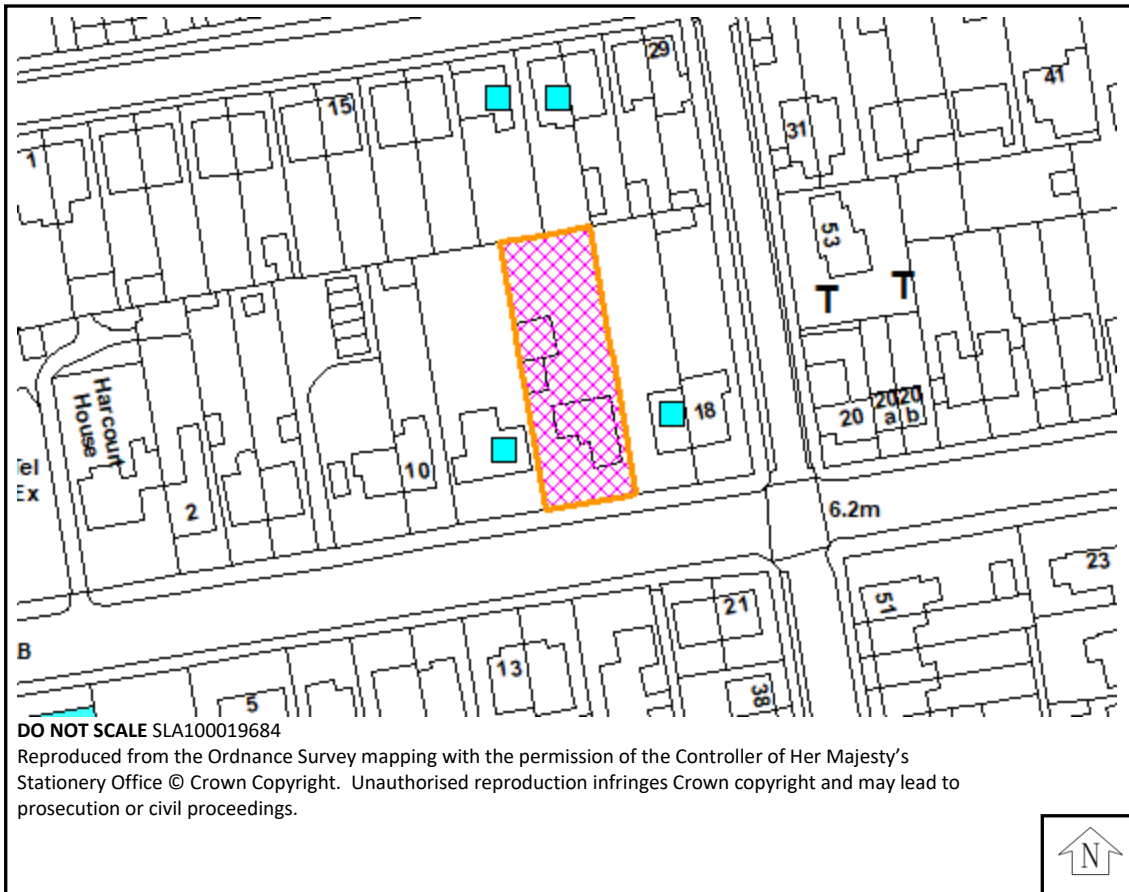
Informatives:

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