



Committee Report

Planning Committee North – 11 June 2024

Application no DC/24/0177/FUL

Location

365 London Road South
Lowestoft
Suffolk
NR33 ODY

Expiry date 14 May 2024
Application type Full Application
Applicant Mr Leonard James

Parish Lowestoft

Proposal Removal of the back window to rear dining room to allow for a level access threshold door to be fitted, a Modula ramp and platform to be fitted on the existing path, the old back door is to be blocked up the attached window will be replaced with a UPVC double glazed unit.

Case Officer Daniel Bailes
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1. Summary

- 1.1 Planning permission is sought for the installation of a modula access ramp and associated alterations. 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 as the application has been submitted by East Suffolk Council.

2. Site Description

- 2.1 The site is a two-and-a-half storey mid terraced dwelling located within the settlement boundary of Lowestoft and the South Lowestoft and Kirkley Conservation Area. London Road South is characterised as a historic turnpike road lined with mostly C19 terraced properties.

3. Proposal

3.1 The proposal is for the removal of a window on the rear elevation to allow for a level access door to be fitted along with a modular ramp and platform. The existing rear door will be blocked up and the attached window would be replaced.

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	25 March 2024	16 April 2024

Summary of comments:
The Planning Committee of Lowestoft Town Council considered this application at a meeting on 11 April 2024. It was agreed to recommend approval of the application as long as the location was not in the flood zone and the works were compatible with development in a conservation area.

5. Site Notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	2 April 2024	23 April 2024	Conservation Area

6. Publicity

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

Publication	Published date	Expiry date	Reason
Beccles and Bungay Journal	5 April 2024	26 April 2024	Conservation Area
Lowestoft Journal	5 April 2024	26 April 2024	Conservation Area

7. Planning Policy

- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

- National Planning Policy Framework 2023 (NPPF)

8. Planning Considerations

Design and Conservation Area Considerations

- 8.1 The application seeks to make improvements and alterations to rear of 365 London Road South, Lowestoft. The existing rear door is to be blocked up with matching brick and the existing attached wooden window would be replaced with UPVC. The existing window on the rear elevation would be removed and a new UPVC door would be installed with a new opening to be created above the internal floor height. The modular ramp would be fitted to the existing path, adjacent to the existing rear projection of the dwelling. As the alterations to the rear elevation of the dwelling would not be visible from the streetscene or the conservation area, the design and materials are considered to be acceptable.

Neighbour Amenity

- 8.2 Although the proposal would result in the creation of a raised platform, when considering its low height and its use as a means of access into the dwelling, it is deemed unlikely have a significant impact upon neighbour amenity. There have been no objections received by neighbours at consultation.

9. Conclusion

- 9.1 All design and amenity matters have been considered and accord with Waveney Local Plan policies WLP8.29, WLP8.37 and WLP8.39. The proposal is acceptable in all respects and permission can be granted.

10. Recommendation

- 10.1 Approve with conditions.

11 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; received 17/01/2024,
- Proposed Access Layout; received 12/02/2024,
- Existing Window to Proposed Door Drawing; received 12/02/2024,
- Existing Window and Proposed Window Drawing; received 12/02/2024.

Reason: For the avoidance of doubt as to what has been considered and approved.

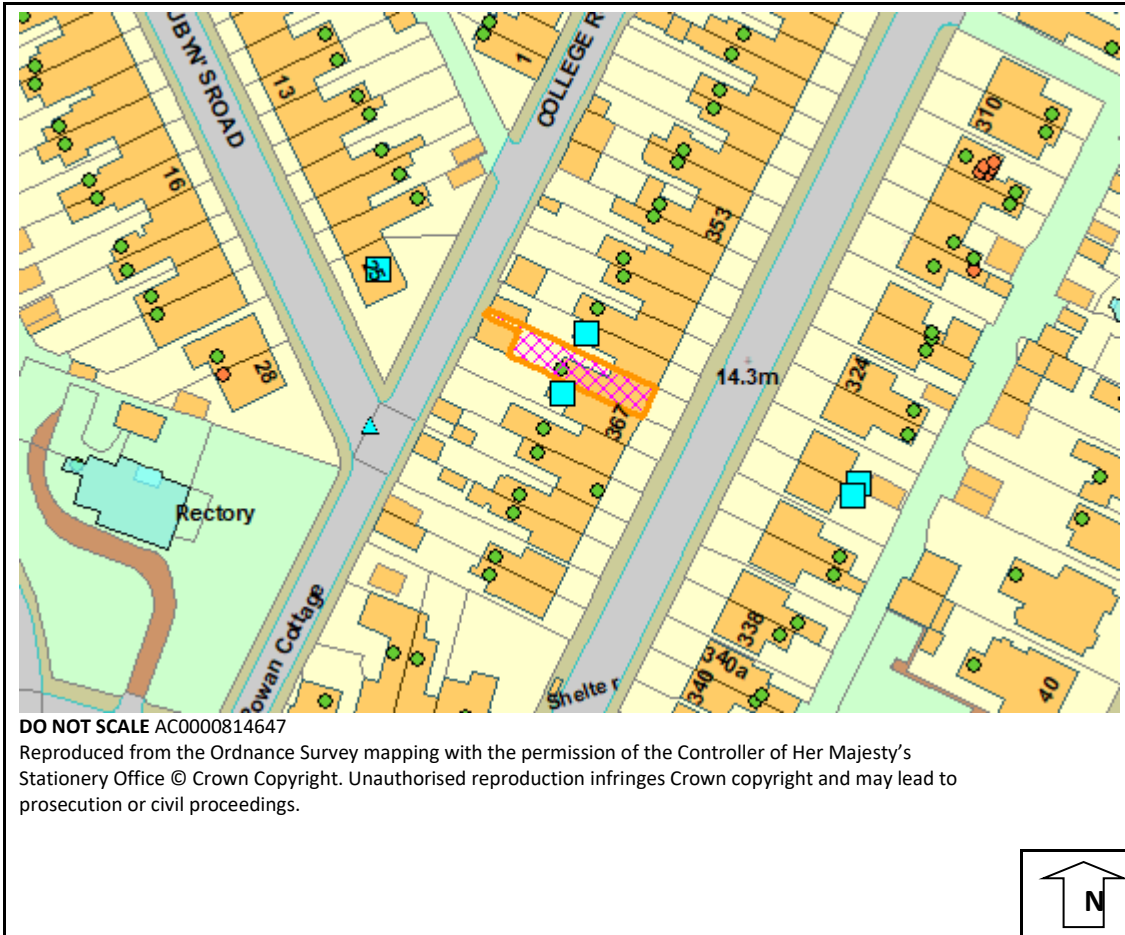
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

Background Papers

See application reference DC/24/0177/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support