



Committee Report

Application no DC/24/0087/FUL

Location

16 Nicholas Drive
Reydon
Southwold
Suffolk
IP18 6RE

Expiry date 6 March 2024

Application type Full Application

Applicant Mr & Mrs A And J Holmes

Parish Reydon

Proposal Single storey rear extension to provide an open-plan sitting/dining/kitchen area, a utility room and a study.

Case Officer Ellie DeGory

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1. Summary

1.1. This application seeks planning permission for a single storey rear extension to provide an additional bedroom, study, open plan sitting/dining/kitchen area, and utility room. The site is situated in the Reydon Settlement boundary and within the Suffolk and Essex Coast and Heaths National Landscape (Article 2(3) land).

1.2. This application was presented to the Referral Panel as the 'minded-to' recommendation of Officers is to approve which is contrary to the comments received from Reydon Parish Council. The Referral Panel concluded that the application should be determined by planning committee. The comments received from Reydon Parish Council are as follows:

"PC recommends refusal on the grounds of loss of light and visual amenity of adjacent properties. In particular, the large scale and height of the pitched roof of the proposed extension will have an overbearing impact on both neighbouring properties and will take all the sunlight from the rear/side garden and adjacent south facing windows of No 14."

- 1.3. The proposal is considered to accord with the Development Plan and it is recommended that the application be approved.

2. Site Description

- 2.1. The application site is located in a small residential estate made up of three cul-de-sacs to the east of the Reydon settlement area. The property is a two-bedroom detached bungalow, with a linked garage to 18 Nicholas Drive. The estate is made up of similar sized and style properties.
- 2.2. The property is on a sloped site with the topography of the land rising to the northwest (rear). The property has a front garden with off street parking and a rear garden with a small retaining wall to a raised garden level.
- 2.3. The adjacent property to the northeast, 14 Nicholas Drive, is a corner plot and has a large public facing front and side garden. This property is set back behind the rear elevation of no. 16 and is orientated at right angles and positioned so it has a shallow rear private garden along the side boundary of the rear garden of the application property. Adjacent to the east and north site boundaries is the garden area of other neighbouring properties.

3. Proposal

- 3.1. A small single storey rear extension is proposed to be demolished and replaced with a larger extension. The larger extension, together with internal alterations, will provide an additional bedroom, study, utility and larger kitchen/dining area. The proposed extension is 5.88 metres at its deepest and will project approximately 3.5m deeper into the garden than the existing rear extension.
- 3.2. It is proposed to rebuild the garden retaining wall deeper into the garden to allow for a modest patio and pathway around the extension. A soakaway to the rear garden is noted to be removed as part of the alterations.
- 3.3. The rear extension is set away from the boundary with the adjoining properties on both sides. The extension has a central pitched roof gable elevation and flat roof either side. The pitched roof of the extension matches that of the main house, and the ridge would be slightly below the main roof and eaves to match the main house. The flat roof eaves are slightly higher than the existing roof eaves. The chimney to the southwest elevation is proposed to be removed.
- 3.4. Generally, proposed materials are to match the existing house with the addition of grey coloured render to elements of the extension.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
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Reydon Parish Council	16 January 2024	2 February 2024
<p>Summary of comments: PC recommends refusal on the grounds of loss of light and visual amenity of adjacent properties. In particular, the large scale and height of the pitched roof of the proposed extension will have an overbearing impact on both neighbouring properties and will take all the sunlight from the rear/side garden and adjacent south facing windows of No 14.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	16 January 2024	23 January 2024
<p>Summary of comments: No objection and no mitigation required.</p>		

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	N/A	6 February 2024
<p>Summary of comments: Support neighbours and Reydon Parish Council in their objections to this application. We think there will be loss of light and visual amenity to nearby properties, and the large scale and height of the pitched roof of the proposed extension will negatively impact both neighbours. The height of the proposed roof will block all sunlight to the rear and side garden, and to the south facing windows of No. 14.</p>		

5. Third Party Representations

- 5.1. Four letters of objection (from three different addresses) have been received from residents of neighbouring properties.
- 5.2. In summary, the comments relate to concerns of loss of sunlight to neighbouring amenity, over development, the potential impact of the proposed extension building works on below ground drainage, and concerns over the potential impact of neighbour's amenity during the building works.

6. Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 23 January 2024

Expiry date: 13 February 2024

7. Planning policy

National Planning Policy Framework 2023

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

Reydon Neighbourhood Plan

8. Planning Considerations

- 8.1. The proposal is assessed against Policy WLP8.29 of the East Suffolk Waveney Local Plan, which seeks high quality design and no adverse neighbour amenity impact, and against policy RNP10a. of the Reydon Neighbourhood Plan - Design which seeks that the location, scale and design standard of all new development should retain or enhance the character and setting of the village.
- 8.2. The proposed extension is to the rear of the property. The ridge of the pitched roof extension is slightly below the original house ridge level and the flat roof extension eaves are slightly higher than the original house eaves level. The materials proposed largely match the original house except for some areas of colour render to the rear extension. There will be minimal visibility of the extension from the street, and it is therefore considered to have no impact on setting and character of the area.
- 8.3. The proposal is also assessed against the Supplementary Planning Guidance SPG 16: House alterations and extensions including the 45° and 25° rules of thumb to gauge any potential impact on sunlight to neighbouring properties of the proposed extension. Due to the set back of the proposed extension away from the boundary with no. 14 and no. 18, the flat roof form of the extensions closest to those boundaries, and the height of the existing boundary fence, it is concluded that the extensions will not significantly impact on sunlight to either the rear garden amenity space or the habitable rooms of neighbouring properties.
- 8.4. In relation to concerns of over development and loss garden space, the proposed development adds an additional bedroom, a study and larger living spaces. Whilst not modest, the extension is not considered excessive in this context. The development will reduce the rear garden size of the application property however, the resultant garden of approximately 10 metre in depth is considered acceptable.
- 8.5. Whilst most of the properties in the cul-de-sac still have their original chimney in place, removal of the chimney on this property is not considered to have significant visual impact on the character of the area.
- 8.6. The impact of the proposed development on existing below ground drainage is not assess under town planning policy. The design and continuity of below ground drainage during the construction phase is managed under the Building Regulations Act. Any noise and disruption affecting neighbouring residents during construction work would be temporary.

9. Conclusion

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

10. Recommendation

- 10.1. Approve subject to conditions detailed below.

11. Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in all respects strictly in accordance with drawing no. 1156/02B received 09/02/2024, 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

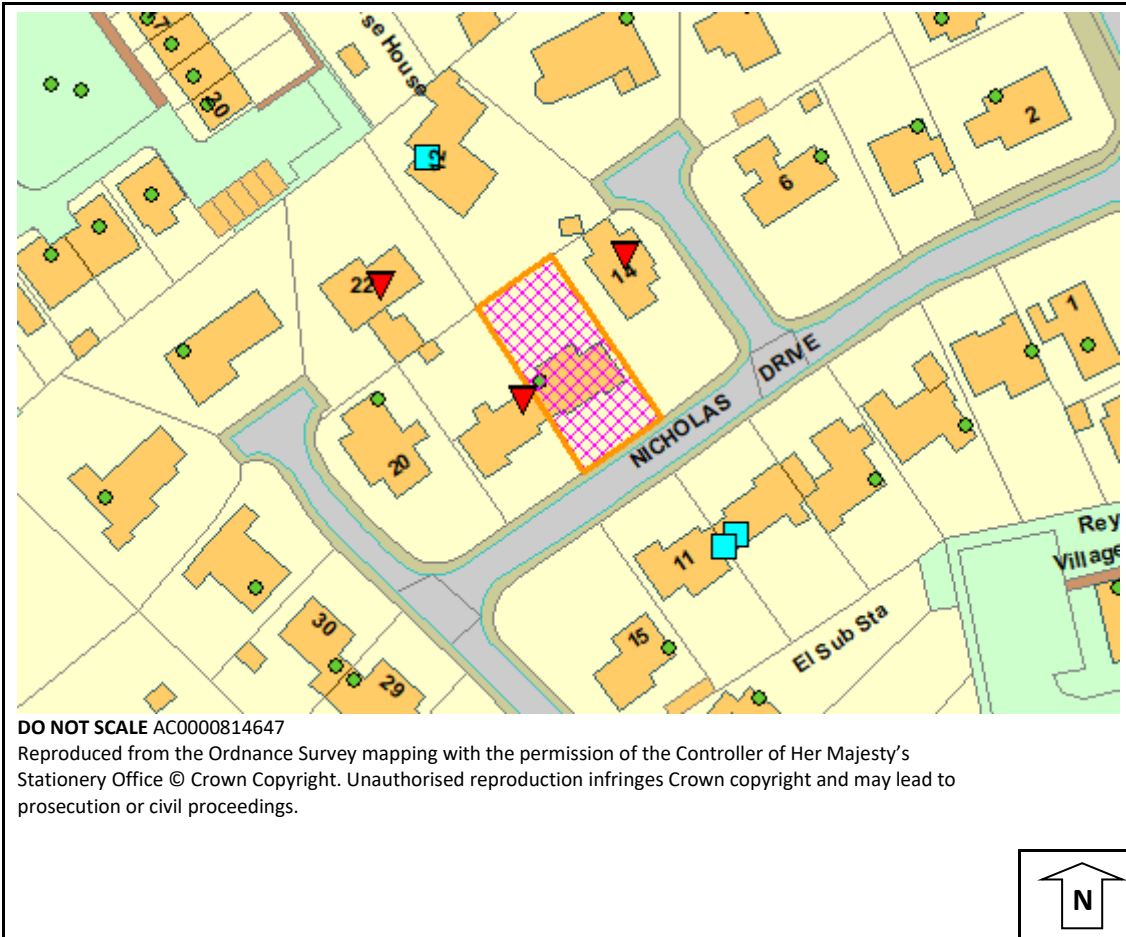
Informatives:

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/24/0087/FUL on [Public Access](#)

Map



Key

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