



## **Committee Report**

**Planning Committee North – 14 February 2022**

**Application no** DC/22/4550/FUL

**Location**

41 Rigbourne Hill  
Beccles  
Suffolk  
NR34 9JG

**Expiry date** 25 January 2023

**Application type** Full Application

**Applicant** Mr Robert Whitworth

**Parish** Beccles

**Proposal** New 2 Storey Rear Extension to Increase Kitchen, Dining & Bedroom Space

**Case Officer** Daniel Bailes  
daniel.bailes@eastsuffolk.gov.uk

## **1. Summary**

- 1.1. Planning permission is sought for a part two-storey, part single storey rear extension and the insertion of a new first floor side window in the existing dwelling. Officers consider that the proposal would not have an adverse impact on the character of the surrounding area or neighbours' amenity.
- 1.2. The application is being presented to Planning Committee at the request of the Referral Panel who considered that the impact on light to the rear windows of the attached neighbouring property warranted further debate.

## **2. Site Description**

- 2.1. The site is a two-storey end of terrace dwelling located within the settlement boundary of Beccles. There are neighbouring dwellings to the east, west and south on the opposite side of Rigbourne Hill. To the north of the site there is a pedestrian/cycle path and beyond this is the playing fields of Beccles Free School.

## **3. Proposal**

- 3.1. The proposal is for a part two-storey and part single-storey rear extension with additional first floor window being inserted into the side elevation of the existing dwelling. The proposed extension would extend from the north (rear) elevation with a depth of 3.08m. The ground floor would have a width of 6.82m and the first floor would have a width of 5.41m. There would be a hipped roof with an overall maximum height of 7.75m. Alterations are also proposed in the form of a first floor window to the west side elevation of the dwelling to serve a bedroom.

## **4. Consultees**

### **Third Party Representations**

- 4.1. 1 representation of objection has been received raising the following:
  - Loss of light
  - Private drainage

### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Beccles Town Council	6 December 2022	23 December 2022
Summary of comments: Recommend rejection, as the extension is too large and has a negative impact on neighbouring property (No.43) by reduction of light.		

## **5. Site notices**

General Site Notice

Reason for site notice: General Site Notice

Date posted: 9 December 2022

Expiry date: 4 January 2023

## **6. Planning policy**

- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- Beccles Neighbourhood Plan
- National Planning Policy Framework 2021

## **7. Planning Considerations**

- 7.1. The proposed extension would be constructed in red facing bricks, plain tiles to the roof and white UPVC windows and doors to match the existing dwelling. As the materials are similar to those previously used, the design is respectful to the host dwelling. The extension is proportionate in scale as the footprint is not excessive and the eaves height does not exceed that of the existing dwelling. The proposal is not deemed to be overdevelopment as the extension would be situated in a relatively long rear garden. It is therefore considered that the design is respectful to the character of the dwelling and streetscene.
- 7.2. There have been concerns raised at consultation in relation to loss of light and drainage by the neighbour at 43 Rigbourne Hill. Beccles Town Council are also concerned by the size of extension and impact on light to the attached neighbouring dwelling to the east, no. 43. The proposed two-storey rear extension would extend from the north elevation of the dwelling with a depth of 3.08m and an overall height of 7.75m. The ground floor would have a width of 6.82m whereas the first floor would have a width of 5.41m. As there are different widths for the ground and first floors, the distances from the boundaries would also be different. The ground floor would be a distance of 0.2m from the eastern boundary and the first floor would be a distance of 1.6m from the boundary.
- 7.3. The 45 degree light test is used as a guide when considering the impact on light to neighbouring properties as a result of development. The outcome of this was that the ground floor fails and the first floor passes on the horizontal plane. The proposal also fails on the vertical plane due to the overall height and the proximity to the boundary. It is noted in the neighbour's letter that the ground floor window closest to the boundary which would be the most affected by the proposal serves the kitchen, which is also served by a half-glazed door, further from the shared boundary.
- 7.4. The property has its permitted development rights intact. Permitted development would allow for a two-storey extension to extend from the rear elevation of the original dwellinghouse provided that the depth does not exceed 3m and that the eaves height does not exceed 3m when within 2m of a boundary. As the extension would have a depth of 3.08m and the first floor is a distance of 1.6m from the boundary with an eaves height exceeding 3m, the proposal only marginally fails to meet the permitted development

requirements for a two storey extension. On the basis that a 3m deep ground floor rear extension could be built under permitted development with a 3m eaves height and could have a two-storey element more than 2m from the boundary, which is only an increased distance from the boundary of 0.4m than what is proposed, it is considered that any impact on light is not significantly more harmful than would be allowed under permitted development. Further to this, as the neighbouring windows face north with the extension being positioned to the north-west of this, any impact on light would be considerably less than if the windows were south facing or the extension to the south of the affected windows. Given that the proposed extension is not significantly more impactful than what could be constructed using permitted development rights, that the rear windows are north facing with the extension to the north-west and that the kitchen in the neighbouring property that would be most affected is also served by a partly glazed door, it is considered, on balance, that the proposed development would not result in such an adverse impact on light to the neighbouring property to warrant a reason for refusal.

- 7.5. There have also been concerns raised over private drainage but this is not a material planning consideration. Any works carried out as permitted would need to comply with Part H of Building Regulations (2010) which relates to drainage and waste disposal. The windows proposed to the extension would be to the north rear elevation and as they would not look towards any neighbouring windows there would be no loss of privacy or overlooking from these.
- 7.6. Alterations are also proposed in the form of a new first floor window to the west side elevation of the dwelling. This requires permission as it would not be obscurely glazed. The window would face the side wall of the neighbouring dwelling which is a relatively blank elevation. The neighbouring dwelling is set slightly further back and angled such that the new window would not face into any private amenity areas. This part of the proposal is therefore acceptable.

## **8. Conclusion**

- 8.1. All design and amenity have been considered and accord with policy WLP8.29. The proposal is considered to adhere to local and national planning policy and recommended that planning permission be granted.

## **9. Recommendation**

- 9.1. It is recommended that planning permission be granted subject to conditions.

## **10. Conditions:**

- 1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Location Plan, Proposed Block Plan, Proposed Floor Plans, 02 and Proposed Elevations, 03; received 18/11/2022 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

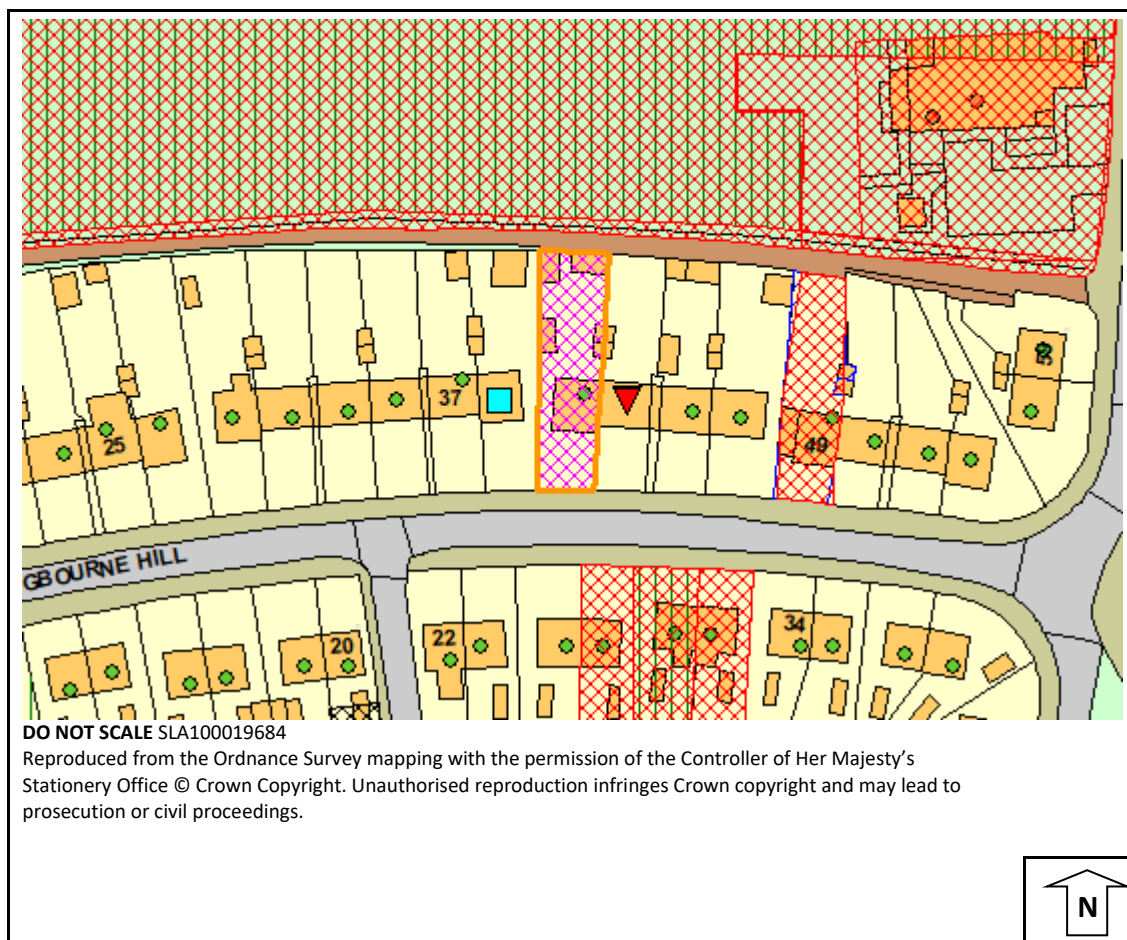
**Informatives:**

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/22/4550/FUL on [Public Access](#)

## Map



## Key



Notified, no comments received



Objection



Representation



Support