



Planning Advisory Panel

Application no DC/20/0124/FUL

Location

4 Langley Gardens
Lowestoft
Suffolk
NR33 9JE

Expiry date 21 April 2020
Application type Full Application
Applicant Housing, East Suffolk Council

Parish Lowestoft
Proposal Construction of a rear extension
Case Officer Melanie Seabrook
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Summary

The application seeks planning permission for the construction of a single storey rear extension, measuring 3.6m deep, to create additional accommodation comprising a bedroom and bathroom.

The proposed development is acceptable in terms of design and neighbour amenity impact in accordance with the objectives of East Suffolk Council (Waveney) Local Plan policy WLP8.29 (Design). There would be no material harm arising from this proposal and, therefore, officers recommend that planning permission be granted.

As the applicant is East Suffolk Council (Housing), and the land is owned by the District Council, the application has been brought direct to the Advisory Panel for consideration.

Site description

The application dwelling is located on the south side of Langley Gardens and is a single storey detached dwelling with off street parking to the front. The area is residential in nature with the

immediate surroundings being predominantly characterised by single storey properties, with the properties opposite being in the ownership of ESC and sheltered accommodation residences.

Proposal

The application seeks planning permission for a single storey rear extension, measuring 3.6 metres in depth. The extension would span approximately 2/3rds of the width of the existing dwelling, and its roof would be dual-pitched with eaves level lining through with existing. The ridge level of the extension would sit slightly lower than the existing roof level. External materials are proposed to match those of the existing dwelling.

Consultations/comments

No third party representations received.

Consultees

Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	26 February 2020	12 March 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 10 March 2020. It was agreed to recommend approval of the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	26 February 2020	18 March 2020
Summary of comments: No objections.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 4 March 2020

Expiry date: 25 March 2020

Planning policy

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

National Planning Policy Framework (2019)

Planning considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decision-taking be in accordance with the Council's Development Plan unless material considerations indicate otherwise. The site is situated within the East Suffolk (Waveney) Local Plan area ("The WLP"), and the key policy is WLP8.29 (Design) which requires, amongst other things, that development proposals should demonstrate: high quality design which reflects local distinctiveness; 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.

The proposed extension is very modest in scale and relates well to the existing dwelling and its context. Given its location to the rear, it will not have any material impact on the wider character of the area. The proposed ridge level being lower than the existing bungalow gives the extension a subordinate appearance, and the gabled roof form mimics the pitch of existing.

In terms of residential amenity, the proposed extension is modest in height and well-separated from the adjoining property boundaries. There would be no material impact on the living conditions of adjacent properties.

Conclusion

For the reasons given above the proposed extension is considered to accord with the design and amenity objectives of WLP8.29 (Design). Planning permission should therefore be granted.

Recommendation

Approve with 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 drawing no. 2542-19.1a received 14 January 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.

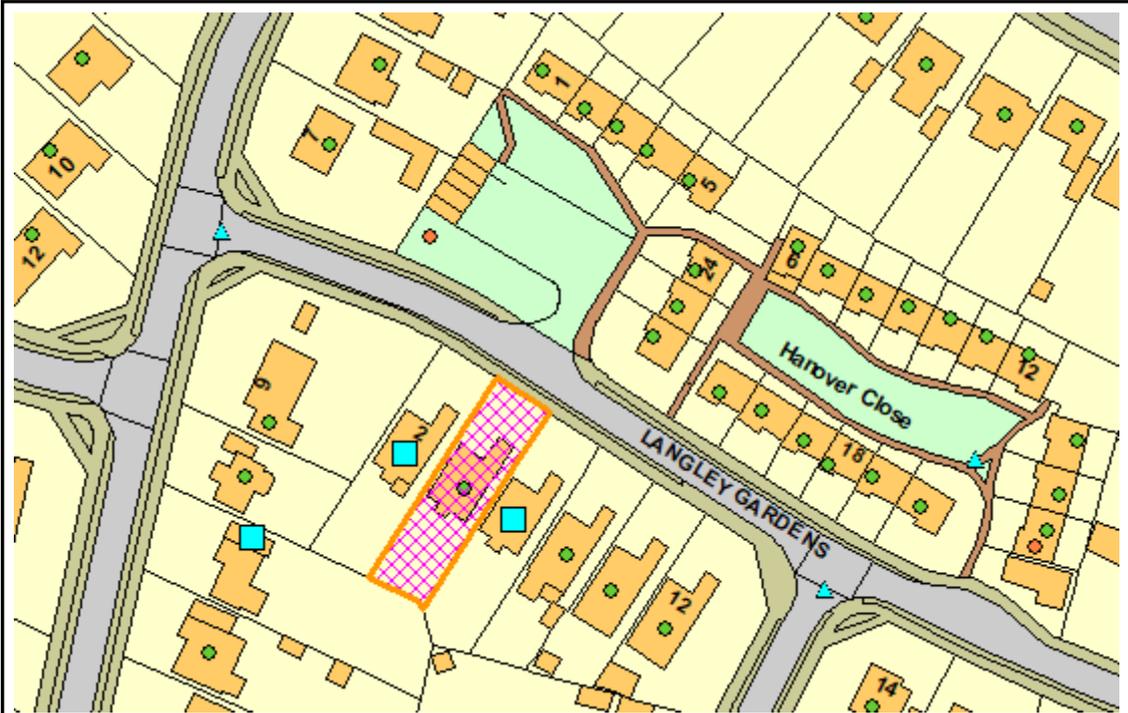
Informatives:

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. The development hereby approved is within 250 metres of a former landfill site, the nature of which is not known by this Authority. We recommend you consider a ground gas investigation or appropriate ground gas protection measures. Guidance can be found in BS8485, BS8576, CIRIA C766, Building Research Establishment report BR414 and CIRIA C735.

Background information

See application reference DC/20/0124/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q43H1JQX0JS00>

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support