



Committee Report

Planning Committee - 11 February 2020

Application no DC/19/4696/FUL

Location

37 Common Lane
Beccles
Suffolk
NR34 9RH

Expiry date 26 January 2020
Application type Full Application
Applicant Mr & Mrs A/G & J Mobbs Saunders

Parish Beccles
Proposal Extension and alterations
Case Officer Debbi Wicks
01502 523020
debbi.wicks@eastsoffolk.gov.uk

1. Summary

- 1.1. This householder application proposes a single storey rear extension to the property. No objections have arisen, and officers are supportive of the scheme.
- 1.2. The application has come before Planning Committee because the landowner is East Suffolk Council.

2. Site description

- 2.1. The subject property is a semidetached red brick two storey dwelling located along Common Lane in Beccles. The site is within the town boundaries and overlooks allotment gardens to the east. There is no heritage impact or other planning constraints and no relevant planning history.
- 2.2. There are terraced dwellings to the south and rear of the site and a large community sports hall and playing fields to the north.

3. Proposal

- 3.1. The proposal looks to add a single storey flat roofed extension across the rear of the property to a depth of 5.3 metres in matching facing brick.
- 3.2. There is presently a flat roofed brick outbuilding positioned close to the house and up to the central dividing boundary with the adjoining neighbour. This has been linked to the dwelling by a lightweight structure that has a sloping roof. The tallest part of that roof, where it abuts the dwelling, finishes at a height of three metres and it is proposed that the new flat roofed extension will align through at the same height.
- 3.3. The extension would not adjoin the existing rear projection but there would instead remain a one-metre-wide open walkway between the two structures, for access from the lobby. The family's requirements are such that this extension will allow two bedrooms to be created at ground floor level and the living room relocated to the rear.

4. Consultations/comments

- 4.1. No third party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Beccles Town Council	5 December 2019	19 December 2019
Summary of comments: Approved.		

5. Publicity

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 December 2019

Expiry date: 8 January 2020

6. Planning policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination is made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant policies of the Development Plan are:

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

- 6.2 The National Planning Policy Framework is a material consideration.

7. Planning considerations

- 7.1. The key consideration is impact arising from scale and massing as a result of the 5.3 metre projection.
- 7.2. The fallback position in terms of permitted development would be an extension with a maximum three metre depth as the dwelling is semi-detached. The proposed depth, in combination with the three metre height, could cause amenity issues in certain situations and hence is controlled. However, this control has been relaxed by way of the Prior Notification process for larger extensions with a maximum of six metres projection and three metres high and, in fact this proposal, does fall within those parameters and could therefore be constructed under permitted development as the neighbour has raised no material planning concerns.
- 7.3. As a full application has been submitted for consideration, the effects upon neighbour amenity have been assessed and the proposal is found to be acceptable due to the position of the existing offshot in between the development and the adjoining semi-detached neighbour, which finishes at the same depth. Furthermore, the neighbour to the south side is a bungalow; however, spacing and orientation are such that the resultant massing will not result in adverse shading, loss of outlook or dominance from that side.

8. Conclusion

- 8.1. The proposal satisfies policy WLP8.29 with regard to scale, height, design and impact upon adjacent neighbours and is therefore supported.

9. Recommendation

- 9.1. Approval recommended.

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 the Site Location Plan and proposed drawing nos. 420/4 (Floor Plans), 420/5 (Elevations), 420/6 (Section) and 420/7 (Block Plan) received 2nd December 2019, 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.

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. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

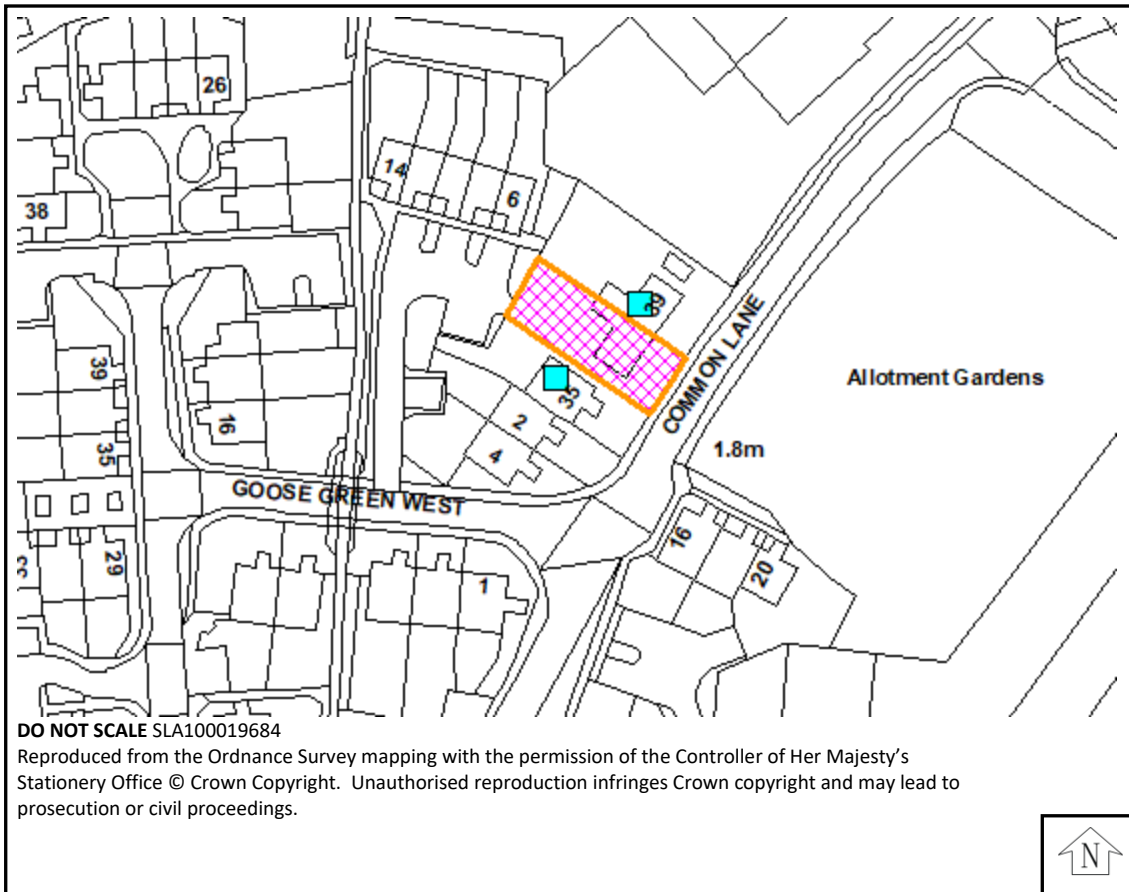
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>





Background information

See application reference DC/19/4696/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1W5RIQX07400>

Map



Key

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