



Committee Report

Planning committee - 10 January 2023

Application no DC/22/4301/FUL

Location

41 Darby Road
Beccles
Suffolk
NR34 9XX

Expiry date 26 December 2022

Application type Full Application

Applicant Mr Kevin Smith

Parish Beccles

Proposal Front infill and single storey rear extension

Case Officer Katherine Rawlins

1. Summary

- 1.1. The application proposes the infill of an open porch area at the front and side of the dwelling and a single-storey rear extension to an existing detached bungalow in Beccles.
- 1.2. The application is being presented to Committee as the applicant is a member of staff of East Suffolk Council.
- 1.3. The proposed infill would not extend beyond the existing roof of the dwelling and the proposed rear extension would be a modest extension to the living accommodation not adversely affecting the character or appearance of the dwelling nor neighbours' residential amenity. No third-party comments have been received and the Parish Council support the proposal. The application is therefore recommended for approval.

2. Site and Surroundings

- 2.1 The application site is a detached hip roof bungalow located on the eastern side of Darby Road with front driveway and detached flat roof garage/ carport to the side.
- 2.2 The site is located within the settlement boundary of Beccles, in an established residential area of detached bungalows and two storey dwellings. The site is on a gradual incline that falls to the rear (east).

3. Proposal

- 3.1 The proposal is for a front infill extension to a covered porch and the erection of a single storey flat roof extension with glazed rooflight (5 x 6 x 3.5 metres). A high level window and new door opening is proposed to the south flank elevation and 1no. window is proposed to the north flank elevation to serve a bedroom.
- 3.2 Permission was granted in 2014 for a single storey hip roof rear extension on a larger footprint and front infill extension to the porch (DC/14/2494/FUL). That permission has now lapsed.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Beccles Town Council	2 November 2022	25 November 2022
Summary of comments: Recommend Approval.		

Third Party Representations

None received

Publicity

None

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 11 November 2022

Expiry date: 2 December 2022

6. Planning policy

WLP1.1 - Scale and Location of Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

BECC9: General Design Principles (Beccles Neighbourhood Plan, 'Made' September 2021)

7. Planning Considerations

Principle

- 7.1 Under Section 38 of the Planning and Compulsory Purchase Act 2004 planning applications must accord with the Development Plan unless material considerations indicate otherwise.
- 7.2 In this case the Development Plan includes the Adopted Waveney Local Plan (2019) and the Beccles Neighbourhood Plan 2019-2036 (Made September 2021).
- 7.3 The proposal would be acceptable in principle in this location, subject to compliance with other policies of the Development Plan.

Design and Amenity

- 7.4 Policy WLP8.29 of the Adopted Waveney Local Plan (2019) and Policy BECC9 of the Beccles Neighbourhood Plan, require new development to be of a high quality of design; to reflect local distinctiveness; and to respond to the local context and the form of surrounding buildings in relation to layout, site coverage, height and massing of buildings. New development should make use of materials and detailing appropriate to local vernacular.
- 7.5 Policy WLP8.29 of the Adopted Waveney Local Plan (2019) also requires development to protect the amenity of the wider environment and neighbouring uses.

- 7.6 The front extension is a modest infill to an existing covered porch in grey hardiplank cladding to elevations. The works would be deemed to be permitted development under Schedule 2, Part 1, Class A of the GPDO, as the extension would not project beyond the front elevation of the existing dwelling and effectively infills an existing porch. However, the proposed materials differ from the main dwelling (which is constructed from brick) but are considered an appropriate material in the context of the application property and surrounding residential area, owing to the varied character and materials (brick, render and cladding). The proposed clad infill is therefore considered to be in accordance with WLP8.29.
- 7.7 The proposed single storey rear extension would be a modest flat roof addition to the bungalow, on a larger footprint than an existing flat roof rear addition. The extension would be constructed from red multi facing brickwork with white uPVC glazed patio doors to the rear elevation and glazed rooflight under a bitumen felt roof. The rear extension falls below the permitted development height threshold of 4 metres allowed under Schedule 2, Part 1, Class A, but the depth exceeds the permitted development threshold of 4 metres (the depth of the extension would be 5.05 metres). Given the siting of the extension at the rear of the dwelling, it would not be a prominent addition significantly affecting the streetscene. Given the eaves height of the flat roof would be marginally higher than the eaves of the main bungalow, small glimpses of these would be visible from the street however these would not be dominant nor detract from the appearance of the property or wider area and are considered in compliance with WLP8.39.
- 7.8 With regard to neighbours' amenity, there would be little impact on no. 43 to the south as there is a double drive width separation with a garage and carport largely blocking views towards the proposal from that property.
- 7.9 In relation to no. 39 to the north, the rear extension would be offset approximately 1.7 from the side boundary, at a depth of 5 metres. The floor level of the application dwelling is at a higher level than no. 39 however both dwellings are set off the shared boundary and the maximum height of the extension would not exceed four metres. It is therefore not considered to result in a significant adverse impact on amenity, through loss of light, outlook or privacy. The new bedroom window to the north flank elevation would face onto a detached shed/brick flank wall and window of the neighbouring property. Given that there is an existing, large, opaque window in the flank elevation of the application site, serving a habitable room, there would be no grounds to refuse the application on significant harm to amenity through overlooking or loss of privacy.

8. Conclusion

- 8.1 The proposal complies with relevant policies of the Development Plan (policy WLP8.9 of the Waveney Local Plan and policy BECC9 of the Beccles Neighbourhood Plan) and approval is recommended.

9. Recommendation

- 9.1 Approve, subject to the conditions and informatives listed below.

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's : 938 - 1/3, 938 - 2/3, 938 - 3/3, received by the Local Planning Authority on 31 October 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

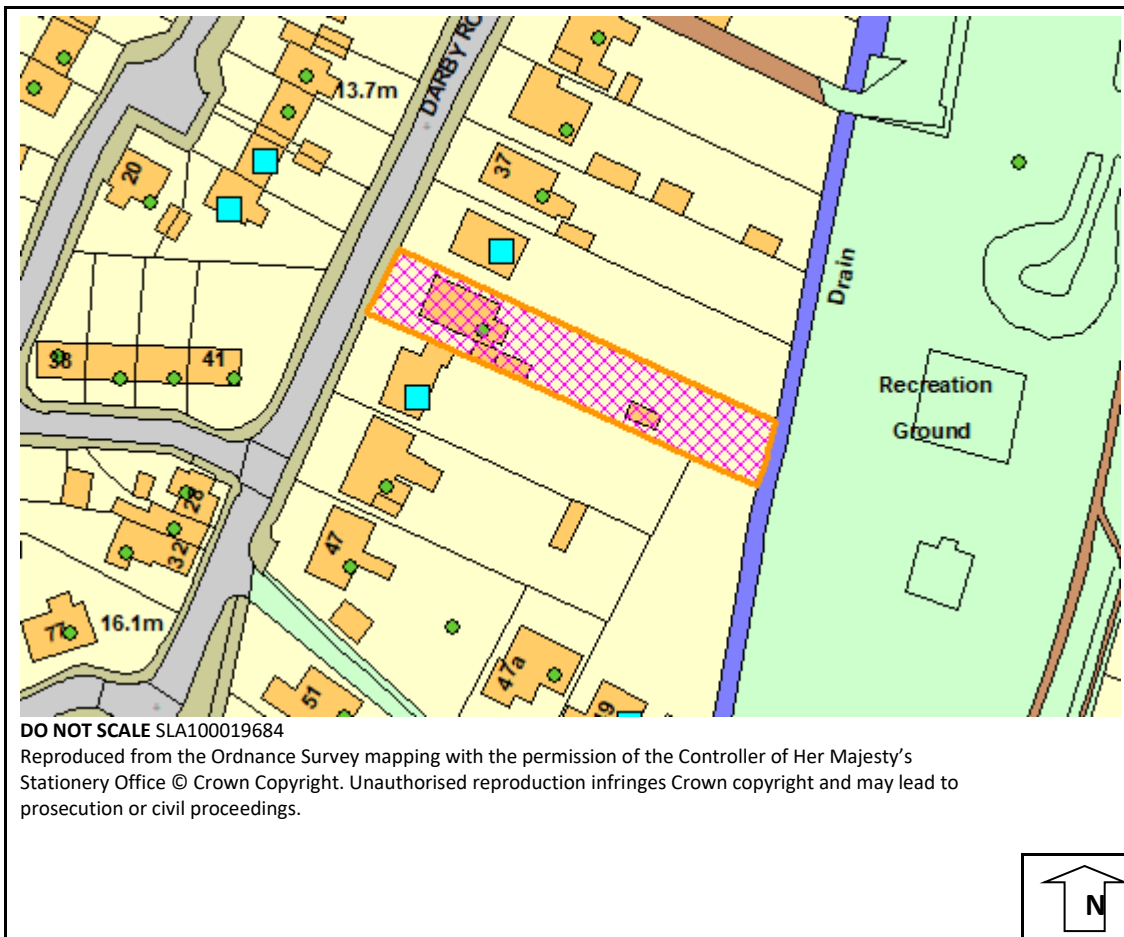
Informatives:

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/22/4301/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support