



Committee Report

Planning Committee North - 8 June 2021

Application no DC/21/1823/FUL

Location

20 St Georges Road
Beccles
Suffolk
NR34 9YQ

Expiry date 10 June 2021

Application type Full Application

Applicant Ms Ceresa

Parish Beccles

Proposal Removal of existing garage, provision of two storey side extension to property and proposed annex to rear garden.

Case Officer Iain Robertson
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1. Summary

- 1.1. The application seeks planning permission for the removal of existing garage situated to the side of the property and the provision of two storey side extension in its place; a single storey annex structure is proposed within the rear garden of the property.
- 1.2. Within the currently adopted local plan for the Waveney Area of East Suffolk Council the site is shown to be situated within the settlement boundary of Beccles and within the Beccles Conservation Area as can be seen on the policies maps.
- 1.3. The site comprises a semi-detached property, which is unlisted and not highlighted within the Conservation Area Appraisal as making a positive contribution to the Conservation Area, many of its original features such as the doors and windows have been replaced with unsympathetic modern alternatives.

Reason for Committee

- 1.4. The application is before the Planning Committee as the applicant is a Councillor for East Suffolk Council.

Recommendation

- 1.5 It is considered that the proposal as submitted is of an appropriate design which would preserve or enhance the character of the Beccles Conservation Area. The application is therefore recommended for Approval.

2. Site description

- 2.1. The site is situated within Character Area 7 of the Beccles Conservation Area highlighted as an extension to the Conservation Area in the 2014 Conservation Area Management Plan. This area comprises parts of London Road, Peddars Lane, Alexandra Road, Fredericks Road, St George's Road, South Road and Beccles cemetery, a hinterland between eighteenth and nineteenth century development.
- 2.2. The Appraisal highlights that Fredericks and St Georges Roads continue the early nineteenth century town house tradition and, including the cemetery and London Road, the main thoroughfare, readjust the boundary of the town. Victorian cemeteries and chapels are now in 'vogue' and are an excellent open and green space with much historic interest.
- 2.3. This particular property is of brick construction, which has since been painted, and slate roof. The original windows have been removed and replaced with inappropriate alternatives a porch with Upvc door cover the original entrance. The original substantial chimney still exists between the two properties. This area is characterised by properties with long rear gardens.

3. Proposal

- 3.1. The application is for the removal of existing garage situated to the side of the property and the provision of two storey side extension in its place. A single storey annex structure is proposed within the rear garden of the property.
- 3.2. The two-storey extension would provide a third bedroom at first floor level and living area to ground floor. It would have a slightly lower ridge height than the existing property and is proposed to be rendered as is the front of the existing property. Two further windows would be situated in the front of the property of which are proposed to be of UPVC of the sliding sash variety with a single glazing bar on the top sash window. The existing property would have the same style of new windows. A composite four panel door is proposed to the entrance with canopy porch over.
- 3.3. The annex structure is proposed to be situated within the rear garden approximately 30 metres from the rear of the property measuring 15m x 5m in floor area of a height of 3.8m. The structure will be timber clad with tiled roof. It is proposed to comprise two bedrooms of accommodation, a bathroom and kitchen/diner area.

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	20 April 2021	5 May 2021
Approve		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	23 April 2021	14 May 2021
Summary of comments: No objection subject to conditions.		

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	23 April 2021	17 May 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	23 April 2021	17 May 2021	Lowestoft Journal

Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 21 April 2021

Expiry date: 13 May 2021

6. Planning policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”*.
- 6.2. National Planning Policy Framework (NPPF) (2019)
- 6.3. National Planning Policy Guidance (NPPG)
- 6.4. The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
 - WLP1.2 - Settlement Boundaries
 - WLP8.29 - Design
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas
- 6.5. Guidance for Historic Buildings and Conservation Areas Built Heritage and Design Supplementary Planning Document - April 2012

7. Planning considerations

Heritage and design

- 7.1. The NPPF and the Local Plan give significant weight to conserving and enhancing the historic environment. Paragraph 193 of The NPPF states *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*. In this case the designated heritage asset is the Beccles Conservation Area.
- 7.2. This is further emphasised within S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy WLP8.37 "Historic Environment" and WLP8.39 "Conservation Areas" of the Local plan reiterate the need to preserve or enhance Heritage Assets and their settings.
- 7.3. WLP8.29 requires that all development proposals are of good design, this is particularly important within designated Conservation Areas and WLP8.39 highlights that we should expect particularly high design standards and quality materials in Conservation Areas.
- 7.4. The guidance within the window policy of Section 7 of the Waveney Built Heritage and Design Supplementary Planning Document - April 2012 suggests that given the low prominence of the location, the inappropriate alterations that have taken place and loss of original windows,

that UPVC replacements are acceptable subject to acceptable design. In this case a functional sliding sash window is proposed with an externally applied glazing bar, which will give an authentic appearance of a traditional sliding sash window.

- 7.5. The existing porch is to be removed and replaced with a canopy and a composite door in the position of the original opening. The removal of this porch and inappropriate front door would enhance the external appearance of the property.
- 7.6. In terms of the design of the extension, although a set back from the frontage would have been preferred a slightly lower ridge height provides some subservience to the extension, the tapered nature of the site makes it difficult to push the extension back to allow for this without losing further floor space. The proposal to render the extension and the existing building is considered to be acceptable as this is a vernacular material, and the property is already painted in any case. Matching natural slates to the roof are proposed.
- 7.7. Overall, it is considered that although the extension proposed would add additional bulk to one side of this semi-detached property the design and materials proposed is acceptable which would provide enhancements to the external appearance of the property. Overall, the proposal would preserve the character and appearance of the Conservation Area and would not harm the significance of this designated Heritage asset as required by the Local Plan, NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Annexe accommodation

- 7.8. The Local Plan does not have a specific policy in relation to annexe accommodation in urban areas as residential development is generally considered to be acceptable within settlement boundaries subject to compliance with other policies within the Local Plan.
- 7.9. The site would not be suitable to accommodate a separate residential property due to lack of vehicular access, separate garden curtilage or refuse collection point so would not be considered favourably against Policy WLP8.33 - "Residential Gardens and Urban Infilling". However, as an annexe, the proposed position on the site has the benefit of offering semi-independent living for the occupiers but also being close enough for assistance for elderly occupants. A condition will be imposed to control the use to ensure that it is retained as ancillary accommodation to the host property.
- 7.10. The building is of a scale that could be built under permitted development in many instances and therefore the presence of the structure in a rear garden area is not considered to be out of character. The design is acceptable and has the appearance of an ancillary out building. The proposal would comply with the requirements of Policy WLP8.29 "Design". Furthermore, although the rear gardens form part of the Beccles Conservation Area this structure would not harm the significance of this designated heritage asset.

Amenity

- 7.11. Policy WLP8.29 requires that development proposal protect the amenity of neighbouring uses and also provide a good standard of amenity for future occupiers of the proposed development.

- 7.12. The addition of a side extension would be in line with the pattern of the adjacent development and would therefore not have an overbearing impact on the adjacent property and neither would it lead to a loss of privacy through overlooking.
- 7.13. The annexe structure is situated mid-way down the garden and towards the end of the garden of which it is closest to. The structure is single storey and would therefore not have an unacceptable impact on the enjoyment of the garden areas to the neighbouring properties.

Highways

- 7.14. The existing garage on the site is extremely small and its removal will not impact on the parking provision available on the site. The frontage layout plan shows that there is space for two vehicles of which SCC Highways Authority are satisfied with. Two of the conditions suggested by the highways authority in terms of the provision of an Electric Vehicle Charging (EVC) point and details of refuse storage areas are not considered to be necessary as this proposal is only for the extension to an existing property.
- 7.15. The proposal maintains a safe and suitable access to the site and the proposal would not have an unacceptable impact on highway safety and would accord with paragraphs 108 and 109 of the NPPF.

8. Conclusion

- 8.1. The two elements of this proposal are considered to be of an acceptable standard of design using good quality materials appropriate to the location of the site within the Beccles Conservation Area. The character and appearance of the Conservation Area would therefore be preserved.
- 8.2. The extension to the existing property would have an acceptable appearance when viewed within the streetscene and would improve elements of the building which have undergone unsympathetic alteration in the past such as the loss of the sash style windows.
- 8.3. The rear annexe building would appear as an ancillary outbuilding in the garden providing additional living accommodation which is to be controlled through condition to be used in association with the main property.
- 8.4. Neither aspects of the proposal would cause harm to the amenities of neighbouring residential properties.
- 8.5. The proposal would therefore accord with the requirements of the Local Plan and the NPPF.

9. Recommendation

- 9.1. Approval subject to the following 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 2697.20.1D received 17 May 2021, 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. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

- Full materials specification
- Specification for front windows and door

Reason: In order to safeguard the special architectural or historic interest of the building.

4. The use shall not commence until the area(s) within the site on dwg. no. 2697.20.1D for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

5. The residential annex hereby approved shall only be occupied and used as ancillary accommodation to the main dwelling known at the time of this decision as 20 St. Georges Road and shall at no time be subdivided from the curtilage of or used as an independent unit of residential accommodation separate from, 20 St. Georges Road.

Reason: The building is not suitable for use as a separate residential unit due to its location on the site and lack of separate parking and curtilage area.

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@eastsoffolk.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:

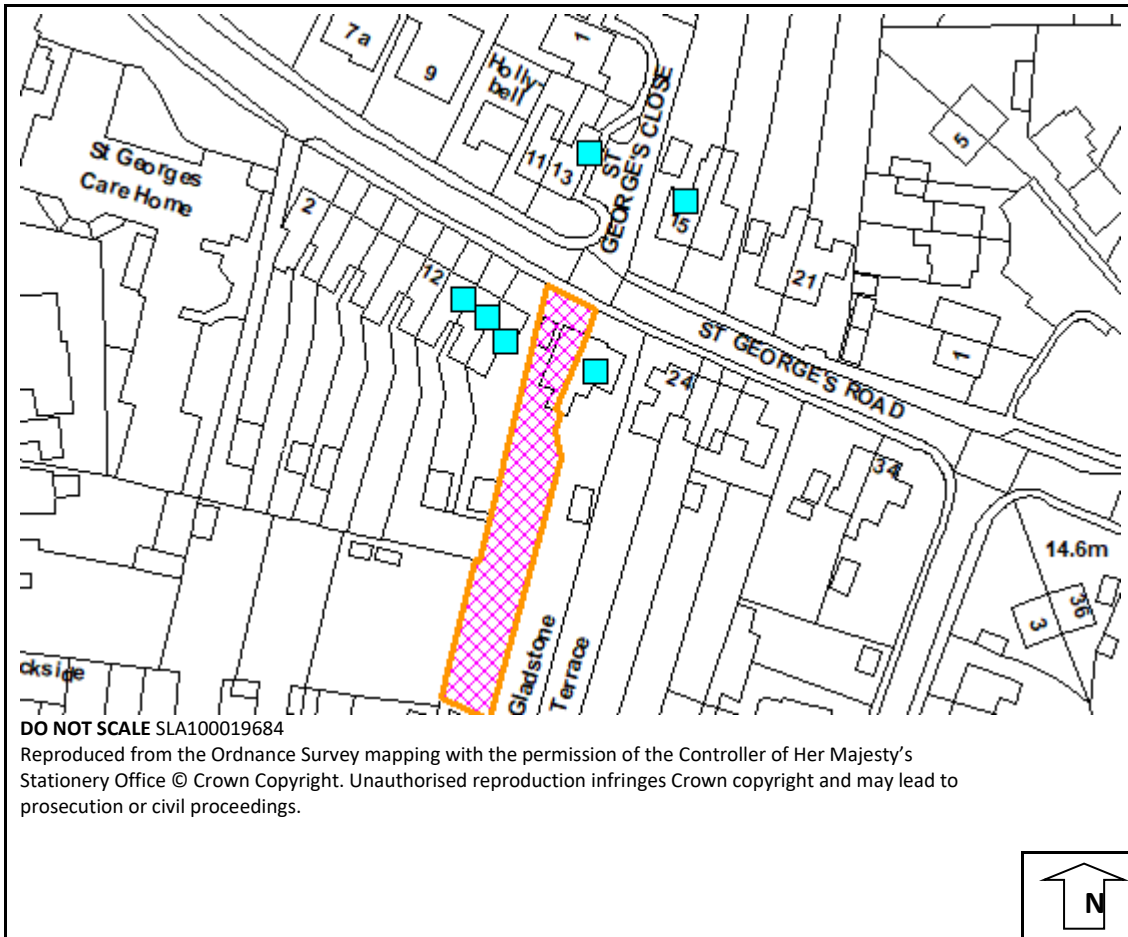
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/21/1823/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support