



Committee Report

Planning Committee South – 22 November 2022

Application no DC/22/2962/FUL

Location

41 Westmorland Road

Felixstowe

Suffolk

IP11 9TJ

Expiry date 18 September 2022

Application type Full Application

Applicant Mr Begg & Ms Sheppard

Parish Felixstowe

Proposal Rear first floor extension. Alteration to consented position of two windows to side elevations.

Case Officer Eleanor Attwood
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1. Summary

- 1.1 The application proposes a rear first floor extension and alteration to the consented position of two windows to the side elevations at 41 Westmorland Road, Felixstowe.
- 1.2 The officer recommendation of approval is contrary to Felixstowe Town Council's recommendation of refusal. The application was subject to consideration by the Referral Panel on 11 October 2022 with a recommendation that the application be determined under delegated powers. The Panel recommended that the application be referred to Planning Committee (South) for determination.

2. Site Description

- 2.1 41 Westmorland Road is a detached two-storey dwelling primarily constructed from buff brick with a single-storey flat roofed forward projecting garage element that wraps around the eastern side of the dwelling.

- 2.2 The application property is located on the southern side of the highway to the west of the junction with Wrens Park. It is within the settlement boundary. It is outside the Felixstowe Conservation Area and there are no listed buildings nearby.
- 2.3 The dwelling was built under Planning Permission E11656/3 and the dwellings along this road are predominantly of a similar character, but this character is no longer uniform with many properties having been previously altered with additions and alterations including the application of cladding and render.
- 2.4 No. 41 has undergone extensions and alterations under the following consents:
- DC/21/1608/FUL - Single storey entrance porch extension, first floor extension over existing garage, and single-storey rear extension, granted on 22 September 2021. The rear extension has been constructed and is finished in white render.
 - DC/22/0899/AME - Non Material Amendment of "DC/21/1608/FUL - Single storey entrance porch extension, first floor extension over existing garage, and single-storey rear extension".
This involved the setting back of the front door in the porch to create an outdoor covered area, altering the porch fascia to a brick parapet detail, enlarging the first floor front landing window by 400mm and altering the area of cladding surrounding this window extended to line up with the porch. The size and position of the first-floor front window on the front extension was also altered. This was granted on 31 March 2022.

3. Proposal

- 3.1 The proposal is to add a rear first floor extension above the eastern side of the previously consented rear extension. It is also proposed to alter the positions of two windows on the eastern and western (side) elevations of the previously consented first floor front extension.
- 3.2 The proposed first floor extension will accommodate a bedroom and would project from the line of the original rear wall of the dwelling by 3.7m and have a width of 5.6m. It will have a dual pitched roof with a ridge set lower than that of the host dwelling. It is proposed to be clad in vertical larch cladding and have a GRP (glass reinforced polyester) roof.

4. Third Party Representations

- 4.1 Comments from two neighbouring properties have been received raising the following issues:
- Loss of privacy, overlooking of neighbouring property from first floor windows.
 - Setting of precedent of extensions.
 - Out of character with existing property and the street scene due to scale, massing and materials.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	16 August 2022	8 September 2022
<p>“Committee recommended REFUSAL on following grounds:</p> <p>The proposal appears to be contrary to SCLP11.1 para. (b) as it does not demonstrate a clear understanding of, or complement, the local character and distinctiveness of this estate. Furthermore, with reference to SCLP11.1 para. (c) iiv, the proposal does not relate well to the scale and strong character of its immediate surroundings; will impact the existing neighbourhood layout; and, due to its massing and design, does not relate well to the street scene at Westmorland Road and Wrens Park. We are also concerned about the impact on residential amenity, with reference to SCLP11.2 para. (e) and its physical relationship with other properties.”</p>		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 23 August 2022

Expiry date: 14 September 2022

6. Planning Policy

National Planning Policy Framework 2021

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

7. Planning Considerations

Design and Visual Amenity

- 7.1 The proposed extension will be located on the rear elevation of the property above a ground floor extension that is already in place. The extension is stepped in from the external side and rear walls and will have a lower ridge height than the host dwelling, ensuring that it appears subservient. The property has already undergone some modernisation following

the previous planning permission and the materials to be used on the extension will reflect those approved under DC/21/1608/FUL.

- 7.2 The extension will be visible from Wren Park and Westmorland Road and there will therefore be some impact on the street scene. The impact is not one of a negative nature however, as although the properties along Westmorland Road were originally of a similar design, this is no longer the case as a number of other properties have had significant alterations that have changed their appearance.
- 7.3 The scheme is therefore acceptable in terms of visual amenity considerations and accords with the requirements of SCLP11.1 and SPG16 in this respect.

Residential Amenity

- 7.4 The dwelling is located on a corner plot and the neighbouring property 3 Wrens Park does not sit directly behind 41 Westmorland Close but sits at an angle to the plot. This means that the neighbouring property will be located to the southeast of the extension and sit approximately 15.8m away and will be screened by trees. Should the trees be removed (as suggested within a neighbouring objection), this will still have a minimal impact on the residential amenity of 3 Wrens Park as the outlook from the windows of the extension will be of the side elevation of the property and the corner of the garden of No.3 rather than its more private amenity area.
- 7.5 Properties that sit further back behind 3 Wrens Park and are located at the end of the garden of 41 Westmorland Close are approximately 49m away and separated by gardens and boundary fencing. The host dwelling already has windows at first floor level on the rear elevation, and for this reason the impact on the residential amenity of neighbouring properties to the rear will not be any more impacted than they are at the present time.
- 7.6 The window proposed on the eastern elevation of the proposed extension and the change to the positions of the first-floor windows on each side of the previously approved forward projection would also not significantly affect residential amenity. The window on the eastern elevation on the new addition would be partially screened by larch slats, and in any case is separated from the nearest neighbour by a road, so is of sufficient distance away as to not result in such significant loss of privacy as to warrant refusal. The amended locations of the windows on the previously approved extension is not so different from those previously consented as to result in a significant change in potential views. As they did previously, the windows would face towards the adjacent road and/or neighbouring front gardens, not private amenity areas. Therefore, the side facing windows will not adversely affect residential amenity.
- 7.7 The scheme is therefore acceptable in terms of residential amenity considerations and accords with the requirements of SCLP11.2 and SPG16 in this respect.

Parking and Highway Safety

- 7.8 The property already has five bedrooms, and the Suffolk County Council Parking guidance requires properties that have 4+ bedrooms to have three parking spaces. Although the number of bedrooms on the property will increase, the requirement for parking spaces required will not. Therefore, the scheme is compliant in terms of parking provision.

Other Considerations

- 7.9 It has been mentioned within the objections from neighbouring properties that the proposal will set a precedent. It should be noted that each proposal is considered on its own merit and assessed in detail against relevant planning policies and guidance.

8. Conclusion

- 8.1 The proposal for a rear first floor extension and alteration to the consented position of two windows to the side elevations complies with the Development Management Planning Policies listed above (adopted September 2020) and the relevant provisions of the NPPF. It is therefore recommended that the application be approved.

9. Recommendation

- 9.1 Approve subject to the conditions 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 EH22021-LHA-001 and 007 received 25 July 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

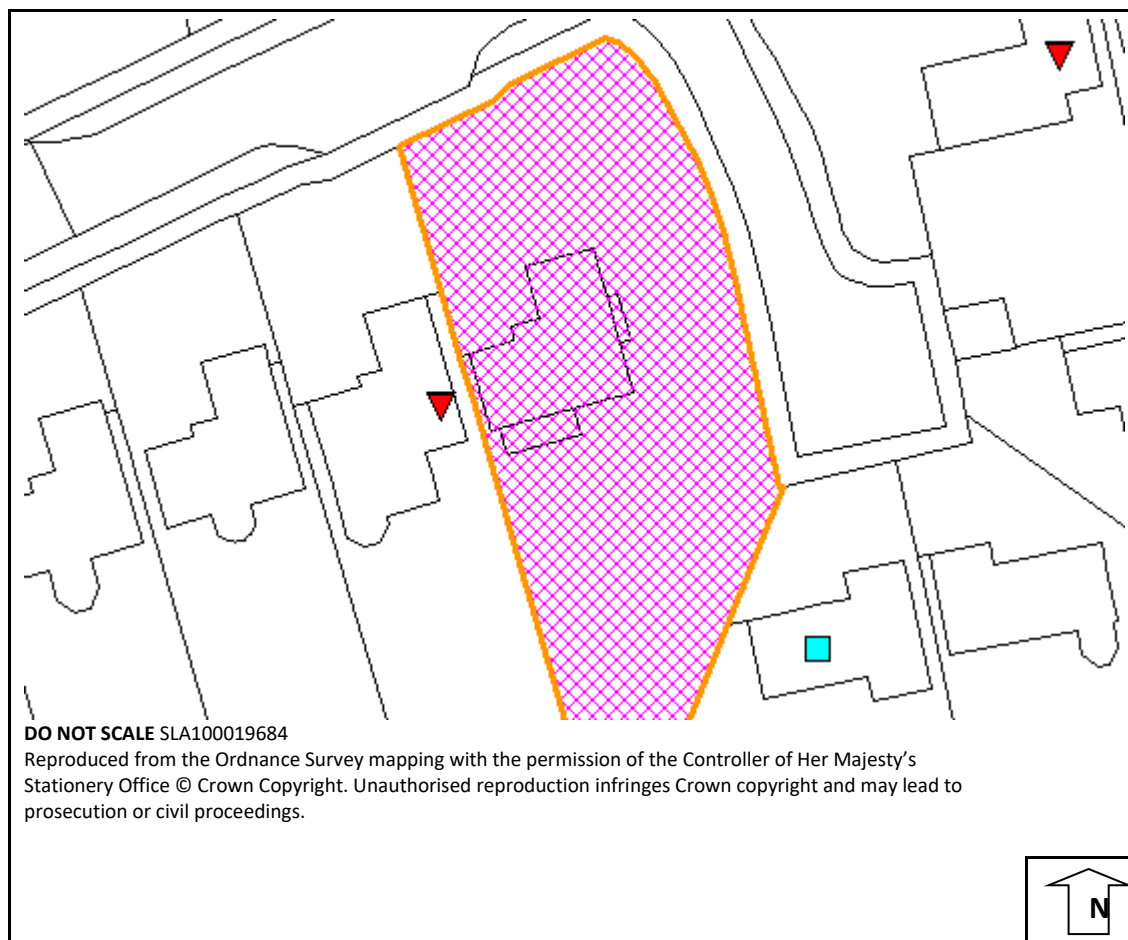
Informatives:

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/22/2962/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support