



## Committee Report

**Planning Committee South – 22 March 2022**

**Application no** DC/21/4748/FUL

**Location**

12 Carol Avenue  
Martlesham  
Suffolk  
IP12 4SR

**Expiry date** 12 December 2021

**Application type** Full Application

**Applicant** Mr and Miss Scott and Amy Silburn and Booth

**Parish** Martlesham

**Proposal** Front and Rear Single Storey Extensions.

**Case Officer** Katherine Scott  
07867 155568  
[katherine.scott@eastsuffolk.gov.uk](mailto:katherine.scott@eastsuffolk.gov.uk)

### 1. Summary

- 1.1. This application seeks planning permission for single-storey front and rear extensions at 12 Carol Avenue, Martlesham.
- 1.2. During the course of the application revised plans for the front extension have been received. All parties were consulted on the revised plans. The Parish Council maintained their objection. Therefore, as the officer minded to recommendation is one of approval, the referral process was triggered. The application was therefore presented to the Planning Referral Panel on 22 February 2022, with a recommendation that the application was delegated to officers for determination. The Referral Panel resolved to refer the application to Planning Committee to allow for the impact of the change to the front of the terrace to be debated in public.
- 1.3. There were also two representations of objection to the initial design for the front extension. The third parties were also consulted on the revised plans, but no further responses were received.

## **2. Site Description**

- 2.1. The application property, 12 Carol Avenue, Martlesham is a two-storey mid-terraced dwelling. The terrace is set on a north-south alignment set perpendicular to the highway. The terrace fronts an open greenspace and is accessed via a pedestrian pathway from the parking court/garage area that is located to the south. To the rear (west) of the terrace there is a belt of trees and then the site of a gospel hall. To the north is the school playing field of the Primary School.
- 2.2. The terrace was constructed in the 1960's and Permitted Development Rights appear to remain intact. It is within the Settlement Boundary of Martlesham, outside any designated area.

## **3. Proposal**

- 3.1. This application seeks full Planning Permission for the erection of single-storey front and rear extensions.
- 3.2. The front extension is proposed to provide a porch over the front door. Its design has been revised during the course of the application. It has been reduced in footprint (both depth and width) and its roof has been altered from a gable to a lean-to form. It is too large to be constructed using the Permitted Development Rights for Porches (Class D of Part 1, of Schedule 2 of the General Permitted Development Order), as its footprint would be in excess of 3sqm (approximately 4.8sqm) and its height is in excess of the permitted 3m (approximately 3.2m). It also cannot be constructed using the Permitted Development Rights for extensions (Class A) as it is on the principal elevation.
- 3.3. The existing conservatory on the rear elevation of the dwelling is proposed to be demolished to enable to the construction of the proposed rear extension. The existing conservatory has a depth of approximately 2.4m and width of 6.3m. The rear extension is proposed to have a flat roof with a roof lantern. It would have a depth of projection of 2.39m and a width of 6.22m. The proposed rear extension would not span the entire width of the dwelling but would be set in from the boundaries with both attached neighbours. The neighbouring dwelling to the south already has a rear extension with a gabled roof that projects approximately 4m.

## **4. Consultees**

### **Third Party Representations**

- 4.1. There were two representations of objection to the initial consultation process, raising the following comments:
  - feel the proposed Front Extension is inappropriate and sets a precedent changing the frontal aspect/building line which is currently in line with the original planning consent.
  - the proposed front extension would be beyond the current building line, be overbearing, and out of scale in terms of its appearance compared with other similar residences and would be detrimental to the open appearance of the area, setting a precedent for similar changes to other properties.

- the proposed front extension would obstruct the view from the front view of the neighbouring property and reduce natural light to the living space served by that window.
- The application form states that the proposed buildings would not be visible from roads or footpaths, not true in the case of the extension to the front of the property. There is a public footpath to the front of the property that runs within 4m of the proposed development. It would also be clearly visible from Carol Avenue.
- The current drainage from the roofs of the terrace is by soakaways. One of these soakaways is nearby to the proposed development to the front of No12. In order to maintain the required 5m distance from the foundations of the new extension this soakaway would have to be relocated causing considerable disruption to our front garden.

4.2. There was also a representation of comment, raising the following comments:

- Were surprised that only the direct neighbours have been informed. This is a row of terraced houses at the bottom of a cul-de-sac. The large front extension will be seen by all the neighbours in the row of terraced and the houses across the road and therefore consider all the neighbours should have been consulted.

4.3. The third parties were reconsulted on the revised plans but did not respond.

### Parish/Town Council

Consultee	Date consulted	Date reply received
Martlesham Parish Council	20 October 2021	1 November 2021
<p>“The Parish Council does not object to the proposed rear extension. It does, however, object to the proposed front extension on the following grounds:</p> <p>' The front extension is inappropriate in its front garden location due to its impact on the street scene and footpath frontage, being out of character with its neighbours.</p> <p>' Contrary to ESC Supplementary Planning guidance 16 at paragraph 4.1, it does not respect the original terraced design to the front of the property.</p> <p>' It fails to comply with Martlesham Neighbourhood Plan Policy MAR4: Residential Design and Amenity, points 1, 2, 3 and 4, by virtue of its design, and location in a terrace. The proposed structure would extend significantly beyond the building line in a conspicuous position.”</p>		

### Reconsultation consultees

Consultee	Date consulted	Date reply received
Martlesham Parish Council	28 January 2022	4 February 2022
<p>Summary of comments: Martlesham Parish Council (MPC) objects to this application. Please see MPC response of 1st November 2021.</p>		

**Publicity**

None

**Site notices**

General Site Notice

Reason for site notice: General Site Notice

Date posted: 17 November 2021

Expiry date: 8 December 2021

**5. 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)

MAR4 - Residential Design and Amenity (Martlesham Neighbourhood Plan - 'Made' July 2018)

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

**6. Planning Considerations****Residential Amenity**

- 6.1. The front extension would be located on the east-north-east facing elevation of the dwelling. Therefore, it would be to the north of the living room window of the attached neighbouring dwelling located to the south. Therefore, due to the path of the sun, there would be no direct impact upon sunlight reaching the neighbours living room window.
- 6.2. The front extension would potentially be visible in views from the neighbours living room window, but it is set to the side (at least 0.5m from the shared boundary, plus the distance to the window) and therefore it would not be visually intrusive and direct views towards the green open space would remain. The space to the south of the window would also remain. Therefore, this addition would not be overbearing and there would also be very limited potential for impacts upon daylight to this window.
- 6.3. Also of consideration is the realistic fallback position for the erection of a porch on this elevation, which could potentially be erected without the need for planning permission, using Permitted Development Rights in Class D of Part 1 of Schedule 2 of the General Permitted Development Order. Whilst such an addition would be smaller in terms of footprint, it could potentially have the same depth of projection and would only be 0.2m lower in height, and the Local Planning Authority would have no control over its external appearance or proximity to the boundary with the neighbouring dwelling.

- 6.4. In terms of the rear extension, the set in from the boundaries with the neighbours would lessen the impact upon the attached neighbouring dwellings and their rear gardens. The impact would also be further reduced to the dwelling to the south as it already has its own significant rear extension (granted as Permitted Development via a Prior Notification DC/15/1145/PNH).
- 6.5. In terms of the currently proposed rear extension, the depth of projection, the height of the eaves and the highest point of the roof lantern, would all be less than the maximum to be Permitted Development under Class A of Part 1 of Schedule 2 of the General Permitted Development Order. This addition only appears to require consent due to the proposal to use red brick which is not an existing material on the dwelling. Therefore, there would be no greater impact upon the amenity of adjoining residents than a proposal that could potentially be constructed using Permitted Development.
- 6.6. Therefore, the scheme is acceptable in terms of residential amenity considerations, and accords with the NPPF, Local Plan Policy SCLP11.2, and Supplementary Planning Guidance 16.

#### Visual Amenity

- 6.7. It is acknowledged by officers that the proposed porch/front extension would be visible from public vantage points and change the appearance of the dwelling and wider terrace. However, a proposal cannot be refused simply because it results in change. The consideration has to be the visual impact that change would have upon the building and its locality, and whether that change is visually harmful or not.
- 6.8. In this case the terrace appears to have had few changes to its front elevation since its original construction, and therefore any front addition would represent a significant change. The revised design to the footprint of the porch/front extension and the change from a gabled roof to a lean-to roof, means that the addition more appropriately reflects the horizontal visual emphasis of the appearance of the front elevation of the terrace.
- 6.9. As explained in Paragraph 6.3 above, a porch of this form in this position could be erected using Permitted Development Rights without the need for specific Planning Permission. Whilst any such proposal would have to be smaller than the existing proposal, it would only need to be 0.2m lower in height, and in order to meet the 3sqm footprint requirement could potentially have the same depth of projection (1.6m) with a narrower width (1.875m).
- 6.10. An alternative scheme that could also be Permitted Development would be a slightly narrower porch addition (3m instead of the currently proposed 3.1m), and a reduction in the depth of projection to 1m (instead of 1.6m currently proposed).
- 6.11. Both of the Permitted Development options outlined above would have a visual impact upon the terrace and therefore the principal of a visual change being made to the terrace has to be accepted (both options will be illustrated in sketches as part of the presentation at the Planning Committee meeting).
- 6.12. Either option could also potentially have a different form of roof to that currently proposed (e.g. a projecting gabled of the form originally proposed in this application)

which would be less visually appropriate than the scheme currently under consideration, and the Local Planning Authority would have no control over its appearance.

- 6.13. The currently proposed front addition is considered a visually appropriate addition which should be supported.
- 6.14. The choice of red brick for the walls would contrast with the existing materials. However, in some instances such as this a contrast is appropriate and can add interest. It is an appropriate addition to this property.
- 6.15. It is also important to note that the Permitted Development Rights in Class D of Part 1 of Schedule 2 of the General Permitted Development Order do not control the external materials, so if the applicants opted for one of the potential fall back Permitted Development options outlined above, they could construct it from red brick or any other external materials, with a similar visual impact upon the wider terrace. Therefore it would be inappropriate to seek to resist red brick in this case, even if they were considered to be inappropriate.
- 6.16. As referred to above, the rear extension would also be constructed from red brick, which would provide an interesting contrast to the existing building. The rear extension would be largely hidden from public vantage points by its location on the rear of the terrace. There is a pedestrian access pathway to the rear, but this is really to provide the residents access to their rear gardens rather than being a public pathway, and the garden is enclosed, so the rear addition would have limited visual impact.
- 6.17. Both additions are of a form that are subservient to the existing dwelling and would not be over dominant. They respect the form, scale and appearance of both the dwelling and the wider terrace.
- 6.18. Therefore, the scheme is acceptable in terms of visual amenity considerations and accords with the NPPF, SCLP11.1 and SPG16.
- 6.19. It is noted that the Parish Council has said the proposal is contrary to Policy MAR4 of the Martlesham Neighbourhood Plan. However, in the view of officers, this policy is not applicable to this application. The wording of this policy and the accompanying text relate to residential development i.e. new dwellings, rather than extensions and alterations to existing properties. However, the points of consideration within the policy are akin to the considerations and requirements of Policy SCLP11.1 and SPG16. Therefore, the scheme also accords with MAR4 if it was deemed to be applicable.

#### Other comments from third parties

- 6.20. It is noted that the third-party comments refer to matters of existing drainage and soakaways. These are not a matter the Local Planning Authority can control via this application.
- 6.21. The comments regarding the consultation with other neighbours is noted. However, the consultation process has been undertaken entirely in accordance with the Development Management Procedure Order and the ESC Statement of Community Involvement. Those

neighbours sharing a boundary with the application property were notified by letter and a site notice was also posted.

## **7. Conclusion**

- 7.1. This scheme is acceptable in terms of visual and residential amenity. The additions would also accord with Policies SCLP11.1 and SCLP11.2, and Supplementary Planning Guidance 16. Therefore, Planning Permission should be granted.

## **8. Recommendation**

- 8.1. Approve subject to the conditions set out 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 Site Location Plan, Proposed Block Plan, Proposed Ground Floor Plan and Proposed Elevations (revised December 2021); received 27 January 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.
2. The applicant is advised that the granting of planning permission for the hereby approved development does not override any other legislation, private access rights or land ownership issues which may exist. The onus rests with the owner of the property to ensure they comply with all the necessary legislation (e.g. building regulations) and it is the

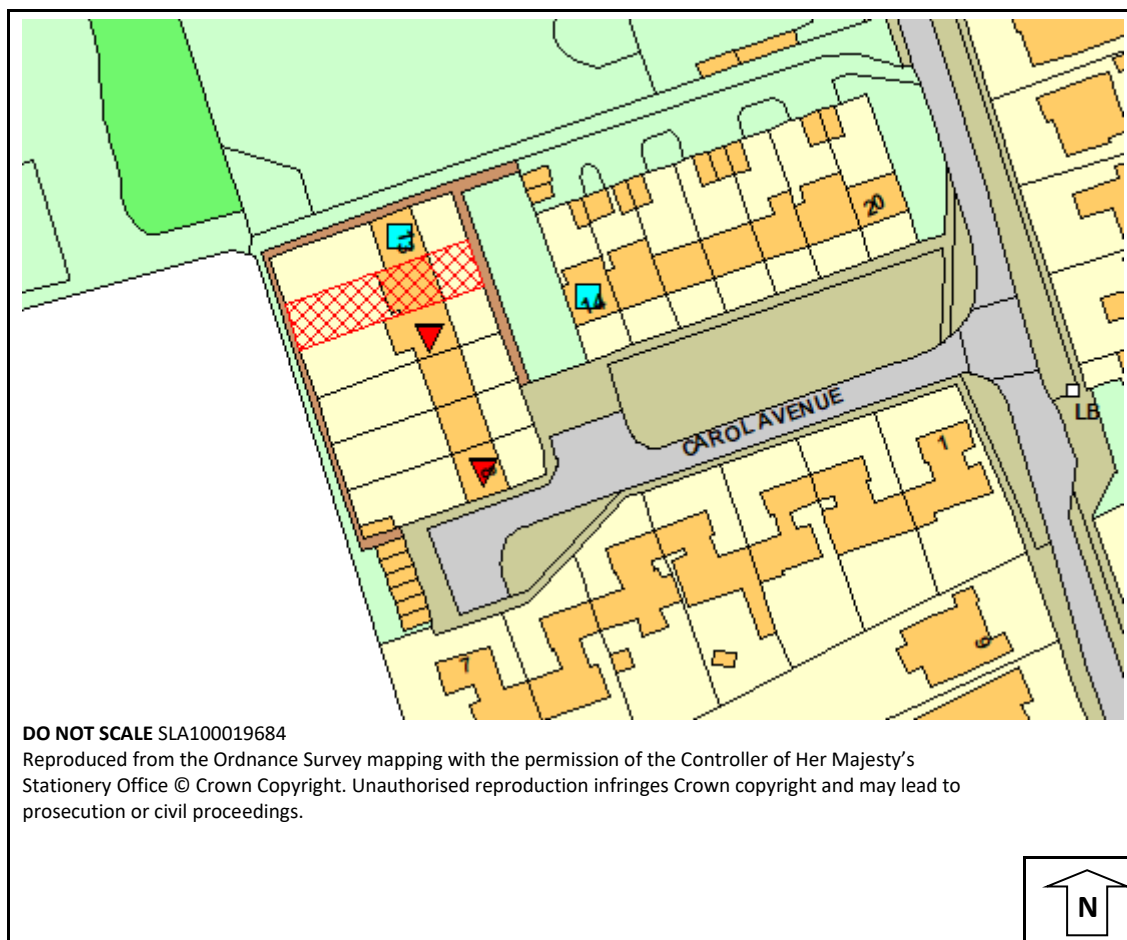
applicants/developers responsibility to ensure that comply with all the necessary legislative requirements, and obtain all the necessary consents/permits.

**Background information**

See application reference DC/21/4748/FUL on [Public Access](#)



## Map



## Key



Notified, no comments received



Objection



Representation



Support