



Committee Report

Planning Committee – 13 October 2020

Application no DC/18/2687/FUL

Location

Land Adjacent 53 Ranville
Carlton Colville
Lowestoft
Suffolk
NR33 8UB

Expiry date 20 August 2018

Application type Full Application

Applicant Mr & Mrs Underdown

Parish Carlton Colville

Proposal Construction of a house

Case Officer Phil Perkin
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1. Summary

- 1.1 It is proposed to construct a two-storey dwelling on the end of a terrace of seven properties at 53 Ranville, Carlton Colville, Lowestoft, NR33 8UB.
- 1.2 It is considered that there is sufficient space at the end of the terrace to accommodate an additional dwelling and that parking provision, for the existing and proposed dwelling, is adequate.
- 1.3 The application is referred to the Planning Committee by the Referral Panel to enable consideration of the car parking situation to be fully considered.

2. Site description

- 2.1 Ranville is located to the west of the A12 Bloodmoor Road and is screened from it by a heavily landscaped verge. It forms part of a large residential estate in South Lowestoft. The application site is at one end of a terrace of seven two storey houses of light brown brick and dark coloured concrete pantiles.
- 2.2 The application site currently provides two car parking spaces alongside No. 53 Ranville. Immediately to the south of the site is an embankment and pedestrian ramp leading to a footbridge over Bloodmoor Road. The embankment contains trees and shrubs some of which overhang the application site. There is no direct access from the pedestrian ramp into Ranville. To the south of the footbridge is the South Lowestoft Industrial Estate. There is a large expanse of hardstanding to the front of the terrace which provides communal car parking space. On the opposite side of the hardstanding and to the rear of the application site are similar terraces of residential properties.
- 2.3 The site lies within the defined physical limits of Lowestoft.

3. Proposal

- 3.1 It is proposed to add one two storey dwelling to the side of No. 53 Ranville; the design and appearance of which would match those of the existing properties within the terrace. The dwelling would set back approximately 1m from the front of No. 53 (which itself is set back from the adjoining dwelling) in order to facilitate the parking of two cars. Two existing parking spaces opposite the proposed dwelling would be retained and one car parking space adjacent to the landscaped verge would be reinstated.
- 3.2 The proposal would require the blocking up of two small windows at ground and first floor level in the side gable wall of No.53 Ranville. These windows are at the bottom and top of the staircase.

4. Consultations/comments

- 4.1 No third-party representations received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Town Council	29 June 2018	23 July 2018
Summary of comments: Refusal for the following reasons Inadequate parking New development will have overlooking from the path		

Design and access statement section 6 suggests that there is a potential bedroom downstairs however there is no bedroom on the plan hence the plans are misleading.
Further overcrowding on an already crowded estate, Overdevelopment of the area

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	29 June 2018	12 July 2018
Summary of comments: No objection		

Non statutory consultees

Consultee	Date consulted	Date reply received
WDC Environmental Health - Contaminated Land	29 June 2018	30 July 2018
Summary of comments: No objection		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	29 June 2018	2 July 2018
Summary of comments: No objection		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	29 June 2018	No response
Summary of comments: No response		

5. Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 4 July 2018

Expiry date: 25 July 2018

6. Planning policy

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan (March 2019))

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

WLP8.21 – Sustainable Transport (East Suffolk Council - Waveney Local Plan (March 2019)

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

National Planning Policy Framework (2019)

7. Planning considerations

Principle

7.1 Waveney Local Plan Policy WLP1.1 directs most new housing to Lowestoft, followed by the market towns. The site is within the defined physical limits of Lowestoft and therefore sustainably located in an established residential area where the principle of new residential development is acceptable.

Design

- 7.2 Policy WLP8.29 expects development proposals to demonstrate high quality design. It sets down a number of criteria that proposals are expected to meet, including responding to the surrounding area in terms of scale and character, the height and massing of existing buildings and the relationship between buildings. Proposals should also protect the amenity of the wider environment, neighbouring uses, and provide a good standard of amenity for future occupiers of the proposed development.
- 7.3 As will be noted above, it is proposed to add a dwelling to the end of the terrace that would be very similar in terms of design and appearance to the existing dwellings. As such it is considered to be in keeping with the character and appearance of existing properties surrounding the site and in accordance with the relevant criteria within Policy WLP8.29. Neither is the proposal considered to have any significantly detrimental effect on residential amenity given the relationship to existing dwellings will be no different to the relationship between existing dwellings. There will be a slight loss of light to No.53 from the blocking up of the stairwell windows, but this is not considered to be significant and not a reason to refuse planning permission.
- 7.4 It is noted that the Town Council are of the view that the proposal constitutes overdevelopment of the site and that there is inadequate parking. However, it is considered that there is adequate space to the side of No.53 to accommodate one additional dwelling and that the amenity space available to the proposed dwelling is comparable to other properties nearby. Sufficient amenity space for No. 53 would also remain.

Car Parking

7.5 With regards to the provision of car parking, two car parking spaces are proposed in front of the proposed dwelling. The proposed site plan indicates that there are two existing parking spaces within the communal parking area to the front of the terrace of houses which will be retained. In addition, the proposed layout shows that another car parking space adjacent to the embankment adjacent to the pedestrian ramp will be reinstated. It will be noted above that the Town Council consider the parking to be inadequate. However, Suffolk County

Council as the Highway Authority do not raise any objections to the proposal on parking or other grounds and, as such, it is considered that there are no highway related grounds for opposing the application.

- 7.6 The applicant has provided the following additional details in respect of car parking at the site:

Applicant has been and cleared the bank. Looking at the site and the parking areas, additional parking is provided by clearing the banking out.

On this side of the small close there are 8 houses - 41, 43, 45, 47, 49, 51, 53 & 53A (Proposed house), both 41 & 53A have their own parking spaces. Which leaves the row of parking spaces (opposite) to be divided by the 6 houses, this length of parking provides 9 spaces.

The additional restored parking area provides a couple of spaces, that will now be maintained.

Ecology

- 7.7 The development falls within the recreational disturbance Zone of Influence for the following Habitats Sites (European designated sites) in East Suffolk, as set out in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) - Dunwich to Easton Bavents. Local Plan policy WLP8.34 seeks to support regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended) where proposals that would cause a direct or indirect adverse effect on the integrity of Habitats Sites (either alone or in-combination with other plans or projects) will not be permitted.
- 7.8 The applicant has paid the Suffolk RAMS contribution and therefore it can be concluded that the proposal will not result in an adverse effect on the integrity of Habitats Sites. The proposal accords with WLP8.34.

8. Conclusion

- 8.1 The site is sustainably located within an established residential area and is considered capable of satisfactorily accommodating the proposed dwelling without detriment to the character and appearance of the locality or to residential amenity. For the reasons outlined above the proposal is considered to comply with Waveney Local Plan Policies WLP8.29, WLP8.21, and WLP8.34 and is therefore recommended for approval.

9. Recommendation

- 9.1 Approve.

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 not be brought into use until it has been completed in all respects strictly in accordance with drawing no. 2319.18.1B received 16 July 2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. The external materials to be used shall match as closely as possible in type, colour and texture those on the existing adjacent house.

Reason: To ensure the satisfactory external appearance of the development.

4. The use shall not commence until the area within the site shown on 2319.18.1B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5. In the event that contamination is found or suspected at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of the contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation scheme must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

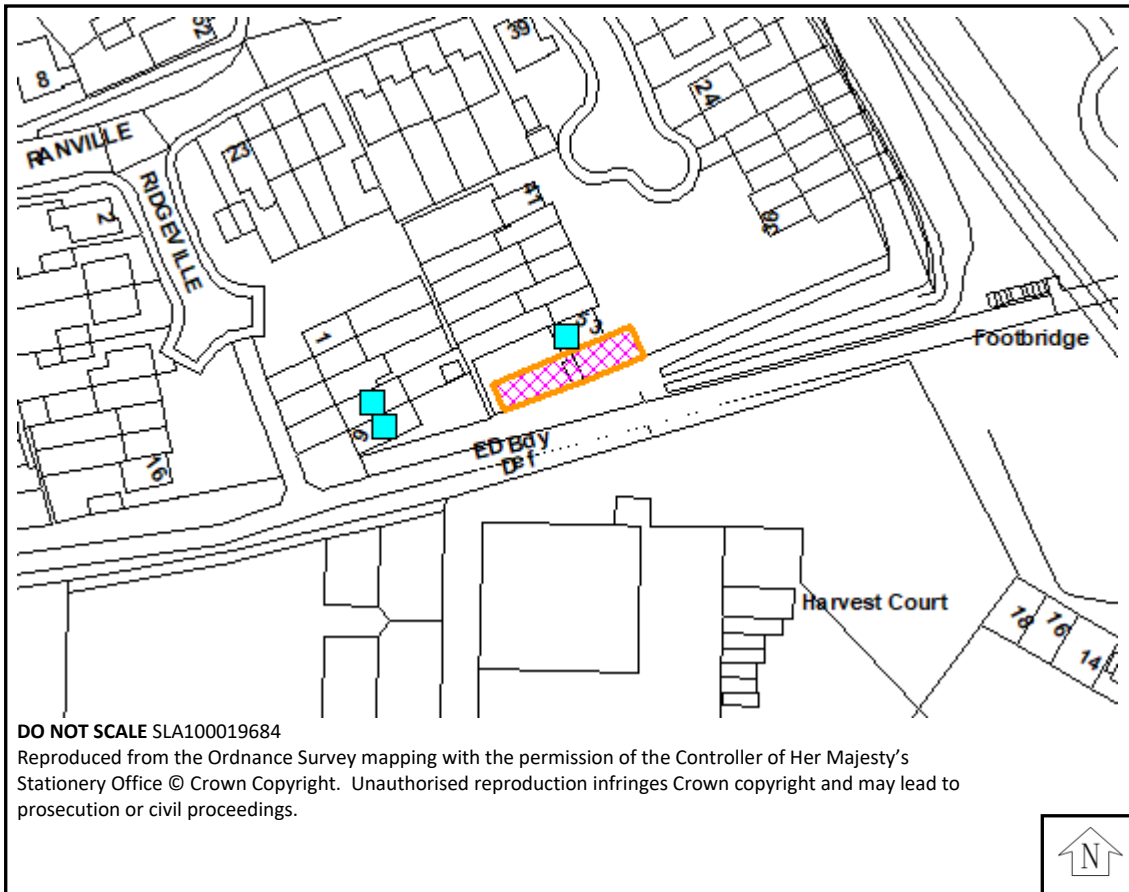
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk





Background Papers

See application reference DC/18/2687/FUL on [Public Access](#)

Map



Key

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