



Committee Report

Planning Committee North- 14 March 2023

Application no DC/22/4881/FUL

Location

Rotterdam Road Depot
Rotterdam Road
Lowestoft
Suffolk
NR32 2EF

Expiry date 7 February 2023

Application type Full Application

Applicant East Suffolk Council

Parish Lowestoft

Proposal Raise roof to allow over cladding of existing roof construction, improving construction and thermal performance.
Fascia's, bargeboards and vertical sheeting replaced using an over cladding method of construction

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1. Summary

- 1.1. The planning application seeks permission to raise the existing part of roof to allow over cladding of existing roof construction to improve the building's construction and thermal performance. Fascia's, bargeboards, and vertical sheeting are to be replaced using an over cladding method of construction.
- 1.2. The application is referred to Planning Committee (North) due to the applicant being East Suffolk Council.
- 1.3. The works proposed accord with the Development Plan and the recommendation is to approve and grant planning permission.

2. Site Description

- 2.1. The application building is a large, detached building used by Suffolk Norse - located centrally in the middle of other buildings of similar scale, there is a large parking area surrounding the application building. The building is quite well screened from Rotterdam Road by existing development.

3. Proposal

- 3.1. The application seeks permission to raise the existing part of the roof to allow over cladding of the existing roof construction. This will improve the integrity and thermal performance of the building. Fascia's, bargeboards, and vertical sheeting are to be replaced using an over cladding method of construction.

4. Third Party Representations

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	11 January 2023	18 January 2023
<p>Summary of comments:</p> <p>The Town Council's Planning Committee considered this application at a meeting on 17 January 2023. It was agreed to recommend approval of the application.</p> <p>The Town Council has declared a Climate Emergency. To support this declaration, the Planning Committee requests that when recommending approval of a planning application the following measures are taken into account:</p> <p>Consideration of biodiversity ' Support for new or improved renewable energy including the installation of solar panels, where appropriate, on all additionally created roofs. ' Support for alternatives to car use e.g. walking, cycling and public transport, and encourage efficient car use, including through appropriate car parking provision, car sharing, differential car-parking charges, and the use of electric cars including the installation of first fix wiring for car charging points at all new builds. ' Encouragement for the management of land for nature and an increase in tree cover. ' Resistance of the use of natural open space for development and encourage reuse of brownfield sites. ' Support homes which are energy efficient, nature friendly and located close to public transport and amenities.</p>		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 19 January 2023

Expiry date: 9 February 2023

7. Planning policy

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)

National Planning Policy Framework 2021 (NPPF)

8. Planning Considerations

- 8.1. The existing roof section is currently covered with a temporary covering to mitigate water leaks and any potential further issues, the existing asbestos profile sheeting will be removed and replaced with profile sheeting roof cladding, this will improve the construction and thermal performance of the building as a whole. The use of materials is considered to be acceptable, appearing sympathetic with the existing buildings materials and character, whilst also maintaining the character of the surrounding application site and wider site area.
- 8.2. The existing building features large sections of fenestration on the side elevations, and a large amount of existing rooflights. The building has undergone several changes to increase its means of escape and fire mitigation measures as shown on the plans, with further measures within the premises.
- 8.3. The proposed slight increase in the middle roof section height is not considered to cause adverse or detrimental visual impact, the height of the roof will not exceed the tallest part of the existing building and the design of the building will not be harmed as a result. The use of materials will remain in-keeping with the character of the building and will result in planning benefits of the building being more thermally efficient and viable for future use. These are necessary works for the continued use of the building.
- 8.4. The proposed minor changes will not result in a wider visual impact and will be largely screened from Rotterdam Road. The proposed changes will fit with the existing character of the area.
- 8.5. The proposed alteration of raising the roof is not considered to have any significant residential amenity impact upon nearby properties, none of which are residential. There will be no impact on any more distant residential properties, and generally it is unlikely the proposed works will be all that noticeable from outside the site area. Given the distance between the application building and any nearby properties or buildings, there would be minimal impact upon residential amenity.
- 8.6. The proposal is considered to accord with local planning policy WLP8.29 and the National Planning Policy Framework (NPPF).

9. Conclusion

- 9.1. The proposal accords with the Development Plan and NPPF. Planning permission can be granted.

10. Recommendation

10.1. Approve with 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 3024.22.1 & 3024.22.2 received 14/12/2022, 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.

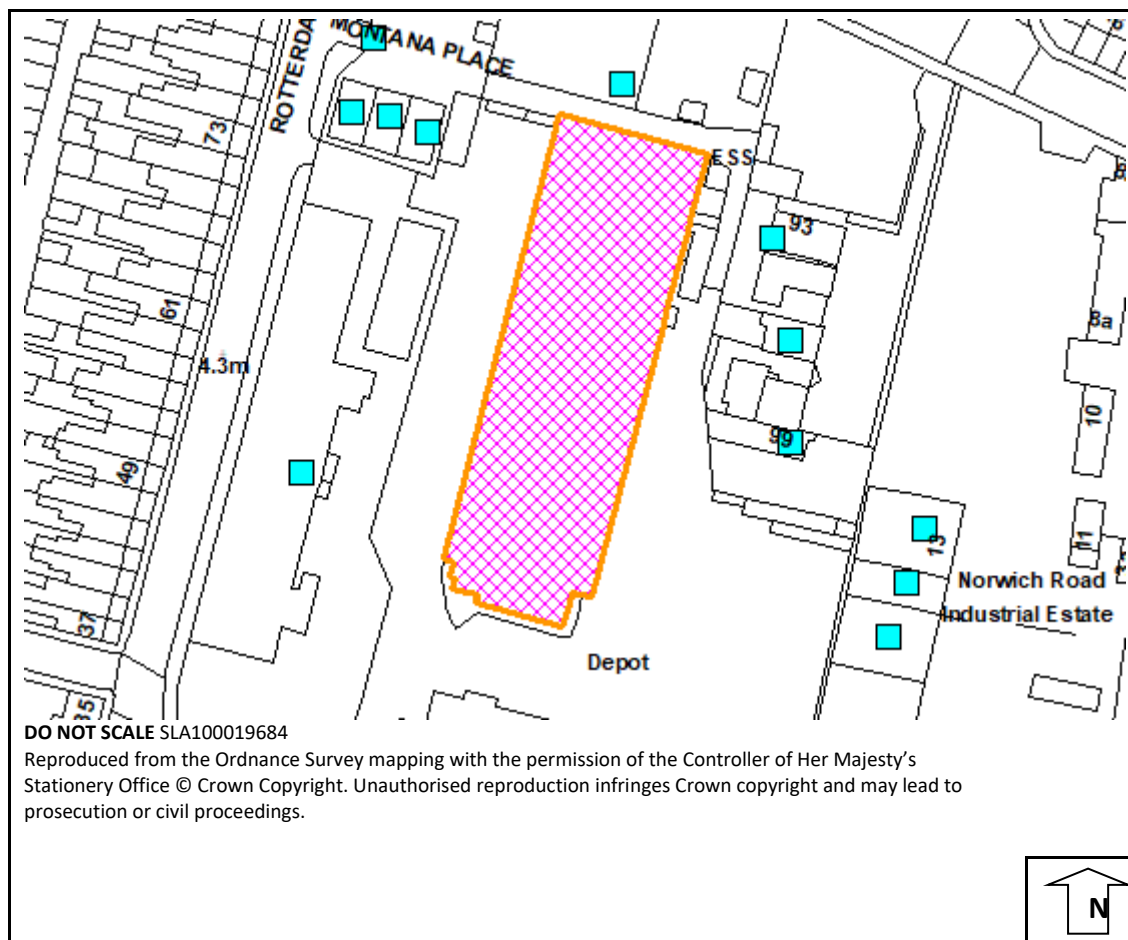
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

11. Background information

See application reference DC/22/4881/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support