



## Committee Report

### Planning Committee North – 11 January 2022

Application no DC/21/4575/FUL

**Location**

114 Clarkson Road  
Lowestoft  
Suffolk  
NR32 3NX

**Expiry date** 5 December 2021

**Application type** Full Application

**Applicant** Mr & Mrs Woodrow

**Parish** Oulton Broad

**Proposal** Proposed two storey side extension with set back, as well conversion of garage. Increase to parking area at front of property.

**Case Officer** Debbi Wicks  
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#### 1. Summary

1.1 This application has triggered automatic referral to Planning Committee (North) for determination as the applicant is an employee of East Suffolk Council. The proposal is recommended for refusal by officers, on design grounds, but is supported by Oulton Broad parish council. It is important to note that the application is presented to Planning Committee for transparency over planning applications submitted by an employee of the Council and such presentation for consideration should not be seen as an advantage or disadvantage in decision making. The support of the Parish Council in this case would have led to consideration for a delegated decision via the Referral Panel under normal circumstances and therefore that influence has not led to this case being presented to the Planning Committee.

#### 2. Site description

2.1 The application site is a detached house, dating from the 1970's and is one of a distinct group of matching dwellings in short plots that back onto the Oulton Broad Primary School

playing field, along the north side of Clarkson Road in Oulton Broad. The site sits within the Rock Estate as it is known locally; a residential suburb comprising a mix of single and two storey modern dwellings where the topography is quite hilly. No.114 is positioned centrally within a row of five properties, numbered 110-118, of the same original house type construction and these are laid out at regular intervals down the hill from east to west. There is also a sharp drop in levels at the rear of the site, between the house and garden and again down to the playing field behind. Whilst no.110 has been altered in appearance by the loss of rendering to the front and addition of a boundary enclosure, the other four remain very similar visually, despite some change in the form of porches and fenestration.

### **3. Proposal**

- 3.1 The application proposes a two-storey extension to the east side of the property, containing a storeroom and utility at ground floor with two additional bedrooms above. The detached flat roofed garage to the rear would also become linked to the dwelling and converted as an extension of the kitchen and dining room, with a pitched roof added. The two-storey element would have a full height roof; perpendicular to the main gabled roof and be positioned hard up to the eastern site boundary, leaving a gap on the neighbour's side of 700mm between the extension and the neighbour's house wall and also set back 700mm from the front wall. The ground floor element, incorporating the garage space, would total 14 metres in length along the boundary and the height above adjacent ground level would increase from three metres to four metres at the northern end. A front porch has already been erected and the door relocated from the side to the front; the proposed drawings show that the whole site frontage would be surfaced to provide parking for up to three cars.

### **4. Consultations/comments**

- 4.1 Two objections have been received, though from the same household, no.112 Clarkson Road, which is the most affected neighbour to the east side.
- 4.2 This neighbour (and his daughter) raise three particular concerns. The primary objection relates to a non-planning issue, which is the potential for health concerns arising from the close proximity of the extension to the neighbour's external flue outlet on their side wall and the effect on emissions. This is not a material planning consideration and cannot be considered, despite the Parish Council's comments (see below).
- 4.3 The second concern raised by the neighbour is the loss of light to their two side windows, one of which is at ground floor height and the other at first floor. Both are secondary windows and so are not relied upon for light entering the front living room and rear bedroom. As the proposed first floor extension would not project beyond the existing front or rear walls, outlook from principal windows would not be affected and neither would light levels in respect of the affected rooms to a significant degree. Therefore, the light impact to the neighbour's side windows would not justify refusal of this scheme.
- 4.4 Finally, the neighbour states that the narrow passageway created could cause excessive water flow off the applicant's drive and down between the buildings and into his garden which is already heavily sloped, with these steep levels changes already causing problems. Again, surface water management would be an issue for Building Control at a later stage, should building take place and would not be a material factor in the determination of this application, though is noted.

## 5. Consultees

Consultee	Date consulted	Date reply received
Oulton Broad Parish Council	13 October 2021	5 November 2021
Summary of comments: OBPC Planning Committee met on 1/11/2021 and would like to recommend approval. Subject to building control regarding the neighbours flue, and the applicant being responsible for the flue.		

Consultee	Date consulted	Date reply received
SCC Highways Department	13 October 2021	No response
Summary of comments: no response		

## 6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 22 October 2021

Expiry date: 12 November 2021

## 7. Planning policy

National Planning Policy Framework 2021 (NPPF)

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

## 8. Planning considerations

- 8.1 Development proposals are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The key policy in this case is WLP8.29 (Design).
- 8.2 With this application the key consideration is the impact upon the streetscene character arising from infilling the gap between two properties within the grouping, followed by neighbour amenity and parking impact.
- 8.3 The relevant policy is WLP8.29 of the East Suffolk Waveney Local Plan. This policy states that development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:

- Demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness;
- Respond to local context and the form of surrounding buildings in relation to:
  - the overall scale and character, layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular;
- Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
- Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
- Provide highway layouts with well integrated car parking and landscaping which create a high-quality public realm, avoiding the perception of a car dominated environment;

- 8.4 Applying the four criteria above to this specific proposal, it is considered that the development fails several of these, in particular the scheme would not respect the very uniform pattern and layout of the original design concept of this particular group of dwellings, which are presently very evenly spaced in between no's 110-118 Clarkson Road. The existing setting out of the buildings and their rooflines have been deliberately planned to step down at regular intervals, corresponding with the decline in ground levels and this well-designed rhythm would be completely disrupted by the addition of a tall side extension in the middle that would significantly alter the pattern and result in no's 110 and 112 almost appearing to be attached as there would be just 300mm between the roofs of these two properties.
- 8.5 The proposed loss of space around the dwelling, with just a small gap to the western boundary remaining, would be out of character with the surrounding pattern of the streetscape, resulting in a cramped appearance and loss of coherence to the group as a whole. The site would also appear overdeveloped, and its visual appearance would be eroded by relocating the current parking provision for three spaces (including the garage) from the side driveway to the front of the house, at the expense of a landscaped front garden. This would further contravene the policy on design grounds by creating a car dominated frontage, necessitated by the re-use of existing provision and increase in number of bedrooms.
- 8.6 It is noted that neighbouring properties within this group (112 and 118 Clarkson Road) have both added shallow two storey rear extensions of depths of 2-2.5m in order to increase their floorspace, without detracting from the streetscene and in keeping with the modest plot dimensions and rear garden depth. No other options for extending to the rear have been put forward by the applicant in this case, and no pre-application advice was sought.
- 8.7 In relation to the garage conversion, that part of the proposal would be exempt from requiring planning permission, although linking it into the main house by infilling the corner would be controlled, as would the addition of a pitched roof due to its height exceeding 2.5m. Officers have some concern regarding the height increase of the single storey rear wing due to its length and proximity to the boundary as there would be increased shading arising to the neighbour's outdoor space and living room due to the development being due west in orientation.

## **9. Conclusion**

- 9.1 The scale, height, and massing of the proposed two storey side extension would contravene policy WLP8.29 by not responding to the local site context in a respectful manner, thereby resulting in a detrimental impact to the streetscene and should be resisted in principle. The single storey rear element raises concerns in respect of neighbour amenity from the increased height proposed.

## **10. Recommendation**

- 10.1 Refusal on grounds of design and amenity impact.

- 10.2 The reason for the decision to refuse permission is:

The proposed two storey side extension would result in a cramped and discordant feature in the streetscape, by virtue of its design, siting, scale, height and massing, which would not respond to the local site context in a sympathetic manner, causing harm to the spatial layout along this part of Clarkson Road and resulting in a car dominated frontage. The combined length and increased height of the proposed single storey rear element on the boundary would adversely impact upon the neighbour's amenity by its dominating impact and increased shading. Both aspects contravene policy WLP8.29 of the East Suffolk Waveney Local Plan, adopted 2019.

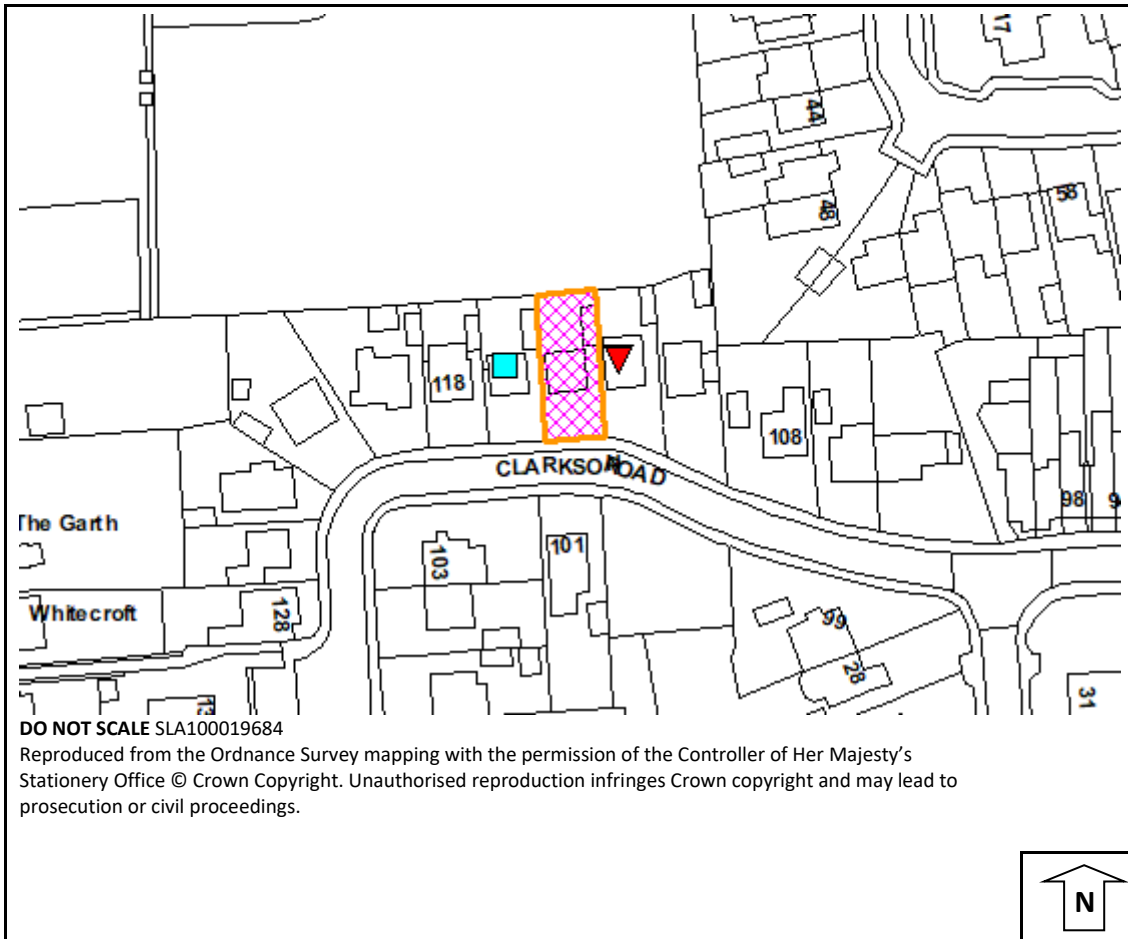
## **11. Informatives:**

1. The Council offers a pre-application advice service to discuss development proposals and ensure that planning applications have the best chance of being approved. The applicant did not take advantage of this service. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework and local plan to deliver sustainable development.
2. For the avoidance of doubt, the drawing considered in the assessment of this application was plan No. 2834.21.2B and the Site Location Plan.

## **12. Background Papers**

See application reference DC/21/4575/FUL on [Public Access](#)

# Map



## Key



Notified, no comments received



Objection



Representation



Support