



PLANNING COMMITTEE NORTH - UPDATE SHEET

11 January 2022

Item 6 – DC/21/0007/FUL – North Suffolk Skills Academy, Harrisons Lane, Halesworth

1.1 Neighbour representation from 'Malan', Harrisons Lane raising the follow points:

The claim in the application that Halesworth Campus has worked with us and the owners of 'Fernbank' to mitigate the impact of the Castle Meadow Care buildings on our properties is disputed and should not be allowed to be part of the application but should be completely removed from their statements.

Item 7 - DC/21/4154/FUL - Land at Rectory Lane, Worlingham, Suffolk

1.1 Amended wording to condition 10:

Prior to occupation of any dwelling or use of the Community Facility, the RMS approved under condition 9, to the extent that it relates to that dwelling or the Community Facility, must be complete for that area of the site. The LPA must be given two weeks written notification prior to the commencement of any remediation works.

Item 10 – DC/21/3789/FUL - Application to amend the development comprising the construction of a glazed roof pavilion - amended design to that approved under planning permission ref. DC/18/2428/FUL at 3 White Point, Eversley Road, Southwold.

1.1 Updated drawings have been provided to include elevations of the development; the recommended condition (1) is therefore amended to the following:

The development shall be carried out in accordance with the following plans/drawings: 'NORTH EAST ELEVATION Drawing No. 03, WEST ELEVATION Drawing No. 04, 'Roof Plan' (1:20) and 'Floor Plan' (1:20), received 06 January 2022; and 'Eaves Details', 'Roof Details' and 'Fabrication Details', received 09 August 2021.

Reason: for the avoidance of doubt as to what has been considered and approved.

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Item 11 – DC/21/4575/FUL - 114 Clarkson Road, Lowestoft

Supporting information received from agent, including photographs, that raises the following key points (summarised) below:

- 1.1 The Applicant's personal circumstances are that they have a young, growing family. Due to the Housing Market, other 3-4 bed properties within the catchment area of Oulton Broad Primary School are difficult to find. They have family in this area and wish to remain in the area for several reasons.
- 1.2 They have spent the last 4 years renovating the property to a high standard internally. Site constraints restrict front and rear extensions due to garden size.
- 1.3 Proposed extension is set back from the front elevation so will not be very noticeable.
- 1.4. Photographs supplied showing examples of other two storey extensions on the boundary line in the area that are adjacent another house.

Officer Comments on the Additional Information Submitted

- 1.5 Personal circumstances are rarely a material planning consideration, and planning decisions are made on an assessment of the proposed development. For personal circumstances to be a material consideration, those circumstances would need to be truly exceptional. The desire to enlarge a property to meet the needs of a growing family is not, in this case, considered to be a material planning consideration for the decision-taker. In any case, even if one were to give some limited weight to that matter, officers conclude that it would not outweigh the conflict with the Local Plan policies in respect of design and residential amenity objectives.
- 1.6 In terms of the photographic evidence of two storey extensions positioned on the boundary of other properties in the area, officers have had regard to those examples; however, those examples raised by the applicant are sufficiently different from the application site and proposed development whereby it does not lead officers to a different recommendation. Applications must be assessed on their own merit, and the Committee Report sets out clearly how there is a specific character to the application site context that the scheme would be contrary to, in addition to the neighbour amenity impact of the scheme.