



Committee Report

Planning Committee North - 14 June 2022

Application no DC/21/5123/FUL

Location

251-253 Church Road
Kessingland
Lowestoft
Suffolk
NR33 7SB

Expiry date 11 January 2022

Application type Full Application

Applicant Mr And Mrs Ricketts

Parish Kessingland

Proposal Change of use to form holiday accommodation

Case Officer Matthew Gee
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1. Summary

- 1.1. Planning permission is sought for the change of use of an outbuilding to the rear of 251-253 Church Road, Kessingland to form 2no. holiday lets. Planning permission was granted for the change of use of these building in addition to the change of use of 253 from a post office to a holiday let. Part of this permission was implemented, and therefore that previous permission is still live and can be implemented. The proposal doesn't seek to make any significant changes to that previous extant permission and as such given the fallback position it is not considered that the proposal would pose any additional impacts on amenity or highway safety. As such the proposal is considered to comply with local and national planning policy, and as such it is recommended that planning permission be granted.
- 1.2. The Parish Council have raised an objection, and therefore due to the contrary officer recommendation the application was referred to the referral panel for consideration. At the referral panel on the 24th May 2022, it was agreed that the application should be referred onto the Development Control Committee for consideration.

2. Site Description

- 2.1. The site is located within the settlement boundary for Kessingland and comprises a pair of semi-detached two storey dwelling with a single and double storey detached outbuildings. The site fronts Church Road to the south, to the east and west are residential properties and to the north are holiday lets.

3. Proposal

- 3.1. Planning permission is sought for the change of use of an outbuilding to the rear of 251-253 Church Road, Kessingland to form 2no. holiday lets.
- 3.2. The application has been amended during the course of the application to remove the proposed change of use of the double storey outbuilding into a holiday let due to concerns on amenity and parking requirements for the site.

4. Consultations / Comments

Third Party Representations

- 4.1. One representation of objection has been received raising the following:
 - Overlooking

Parish/Town Council

Consultee	Date consulted	Date reply received
Kessingland Parish Council	24 November 2021	15 December 2021
Summary of comments: The committee discussed this application and felt that there was insufficient parking for the		

number of units in the application. Also, they felt that it was an inappropriate development because due to limited accessibility would cause a bottle neck at the narrow area of the road with parked cars within the 20mph speed limit area. Also, they felt that the application was not in line with the neighbourhood plan and would also add additional pressure on the draining system around Copper Drive.

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways	22 November 2021	26 November 2021
Summary of comments: Objection raised on grounds of under provision of on-site parking		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	22 November 2021	26 November 2021
Summary of comments: No objections		

5. Site notices

General Site Notice

Reason for site notice: Change of Use

Date posted: 25 November 2021

Expiry date: 16 December 2021

6. Planning policy

WLP8.15 - New Self Catering Tourist Accommodation (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

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

National Planning Policy Framework 2021

TM1 - Parking Standards for New Residential Development (Kessingland Neighbourhood Plan - 'Made' January 2017)

H2 - Residential Infill and Backland Development (Kessingland Neighbourhood Plan - 'Made' January 2017)

7. Planning Considerations

- 7.1. Planning permission was granted in October 2004, under reference W7219/5 (DC/04/0401/FUL) for the Conversion of Post Office into holiday apartment and two stores into holiday cottages. The applicant has identified that the conversion of the post office at 253 into a holiday let was undertaken and building control records indicate that this was commenced in April 2005, and the property is currently let as a holiday let. Officers are satisfied that the previous permission was implemented and extant. Therefore, the conversion of the outbuildings could be undertaken under that permission, and as such this forms a fallback position on this scheme carrying significant weight in the balance.
- 7.2. The proposal is mainly single storey except for three rooflights which will be positioned at a suitable height to prevent overlooking into neighbouring properties amenity spaces. Currently no.251 is a standard residential property with no restrictions, and no.253 is subdivided into two holiday lets. Given the existing uses on site, and the holiday accommodation to the north of the application site, it is not considered that the proposal would result in a marked increase in background noise in the area, which would adversely impact on the amenity of neighbouring properties. The previous approval includes as part of a condition that the holiday let's not be subdivided from the main residential property to mitigate any potential amenity impacts, and this condition will be incorporated into the standard holiday let condition to ensure amenity impacts are not significant to current occupiers given the close proximity of no.251. Furthermore, as noted previously the scheme is identical to permission W7219/5 (DC/04/0401/FUL) , except for the conversion of the of part of 253 into a holiday let which has already been completed. Therefore, given the fallback position identified above it is not considered that the proposal would result in any additional adverse impacts to the amenity of neighbouring properties.
- 7.3. Policy WLP8.29 does set out that proposals should be respectful of the character and appearance of the surrounding area. The proposed outbuilding to be converted are located at the rear of the site, and limited alterations to the current buildings are proposed, with no new opening proposed except for a single rooflight. It is therefore not considered that the proposal would have any adverse impacts on the character and appearance of the area.
- 7.4. The proposal also includes the creation of a new formalised parking area for 4 vehicles, overall, the site would provide parking for 6 vehicles. SCC Highways have objected to the scheme on the basis of the under provision of parking on the site, and they have calculated the scheme would need to provide parking for at least 8 vehicles on site. However, the proposal would provide a single parking space for each unit, and it is also noted that there is a car park in relatively close proximity of the site, therefore officers consider that the scheme provides sufficient parking for the 2 existing holiday lets and single residential property and the two proposed holiday lets. It is also noted that the parking provision is identical to that of the previously implemented and extant scheme. So, whilst the highways comments are noted, when the extant development could be carried out with the same highways implications, it is considered that the proposal would not result in any additional adverse impacts on highway safety. There would be no highways grounds to refuse permission.
- 7.5. The application also includes the use of the existing double storey smoke house building to be used a cycle and bin storage area on the site.

- 7.6. This development falls within the 13km zone of influence for the Broadlands (RAMSAR), as set out in the emerging Waveney and Suffolk Coast and Estuaries Recreational Disturbance Avoidance and Mitigation Study. It is anticipated that the cumulative impact of increased recreational pressure, as the result of increased housing in this area, will lead to a 'likely significant effect' upon the qualifying features of the designated site identified above. The likely impact as a result of disturbance is a reduction in the number of pairs of Little Terns.
- 7.7. An appropriate assessment has been undertaken, and it is concluded that no site-specific measures for the development of two dwellings within an established residential area are necessary. However, a financial contribution of £321.22 per dwelling to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) is required to mitigate the in-combination effect of new housing on these European Protected Sites. The appropriate contribution has been made.

8. Conclusion

- 8.1. In conclusion, given the fallback position of the previous approval, it is not considered that the proposal would result in any additional impacts on the amenity of neighbouring properties or on highway safety in the area. The proposal would also provide an economic benefit to the area due to the creation of two additional holiday lets.

9. Recommendation

- 9.1. It is recommended that planning permission be granted subject to conditions.

10. 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, 280.21.3A, received 14/04/2022
 - Site Layout Plan, 2870.21.2A, received 14/04/2022
 - Proposed elevations and floor plans, 2870.21.4, received 11/11/2021for 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 dwelling shall not be occupied until the area within the site shown on drawing no. 2870.21.2A for the purposes of loading, unloading, manoeuvring and parking of vehicles and cycle storage has been provided and thereafter the area shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

4. The holiday lets, as shown on drawings 2870.21.4, shall be occupied solely as holiday accommodation and for no other purpose whatsoever including residential use. The unit shall be occupied for no more than 56 consecutive days in any calendar year by the same person or persons. The owner shall maintain, and keep available for inspection at all reasonable times, an up-to-date register of letting's. The Holiday lets, hereby permitted, shall remain within the same ownership as 251 - 253 Church Road, Kessingland in perpetuity, and shall not be subdivided.

Reason: the proposed unit(s) are suitable for holiday accommodation but not suitable for residential use, and subdivision of the site may adversely impact on amenity and highway safety.

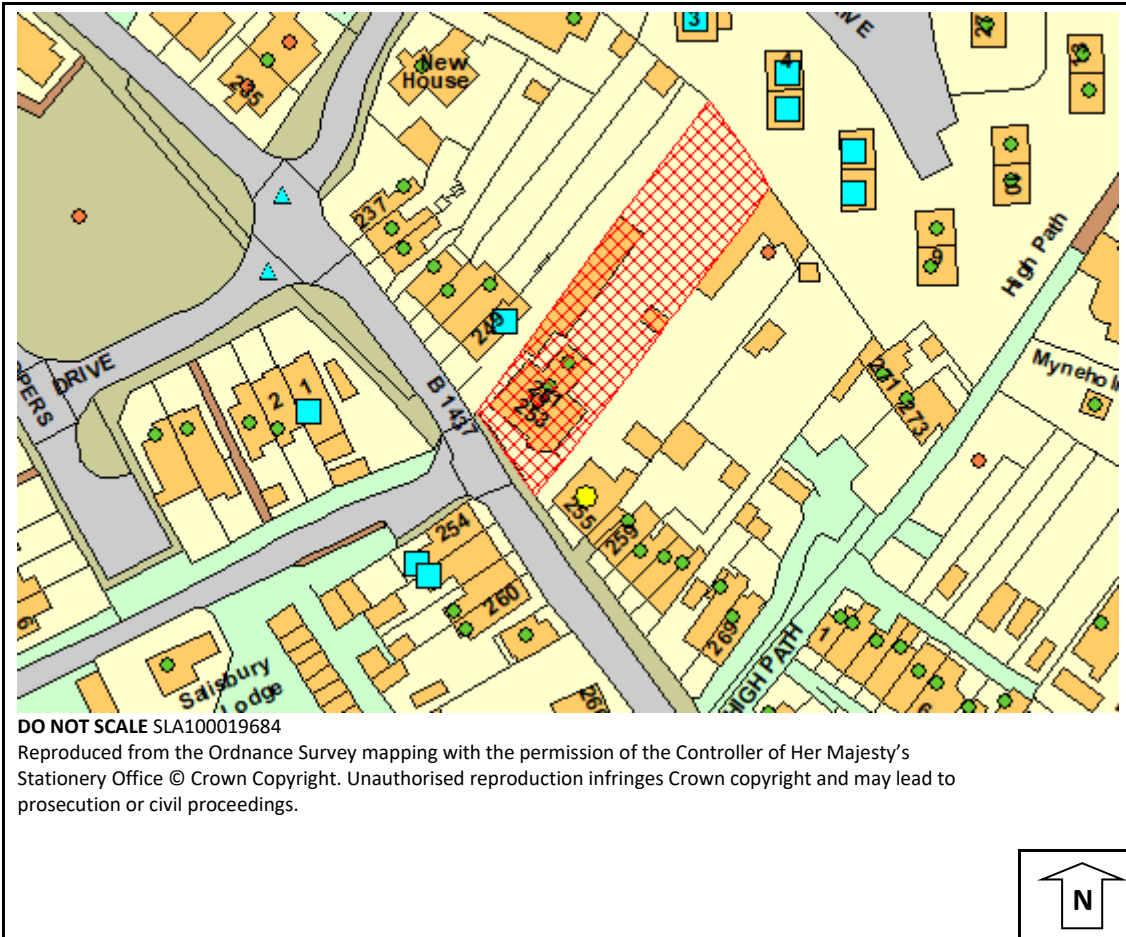
Informatives:

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.

Background information

See application reference DC/21/5123/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support