



NORTH PLANNING COMMITTEE - UPDATE SHEET

10 May 2022

Item 6 - DC/21/1166/FUL - Construction of 10no. dwellings with associated access, infrastructure, garden sheds and landscaping, and demolition of garages, Land Off South Close, Leiston, Suffolk.

4. Third Party Representations

4.2 Following receipt of amended plans concerning the design and siting of plots 1 and 2 and with further statement from applicant regarding viability, 3 representations have been received from the residents of 3 South Close in objection to the proposed development:

- The depth of the properties proposed on plots 1 and 2 will now be further to the rear of 3 South Close by 1m. The location to the south will mean significant over shadowing of the patio door, patio and garden of No 3 with significant loss of sunlight.
- The noise report was carried out in July 2021 prior to the relocation of plots 1 and 2. We are concerned at noise from the air source heat pumps.
- The surveys carried out in respect of the parking within the garage court are out of date and do not reflect current use. The caravans, trailers, cars and vans will be displaced into the area where there are significant existing parking problems. Loss of the parking court should be re-considered.

5. Consultees

Following re-consultation, the following comments have been received:

Leiston-cum-Sizewell Town Council comments:

“Councillors have noted the changes to the application and have no further comments to make. Leiston Town Council recommend approval.”

Highway Authority comments:

“The updated proposal does not differ significantly from that previously conditioned in the highways response dated 20 August 2021.”

Natural England comments:

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal. The proposed amendments are unlikely to have significantly different impacts on the natural environment than the original proposal.

Item 10 – DC/22/0405/FUL - New detached store/dayroom at bottom of garden at 4 The Street, Carlton Colville, Lowestoft, NR33 8JW.

11. Conditions

A further condition is recommended, to limit the use of the proposed building to only a use incidental to the main dwellinghouse (a standard condition for domestic outbuildings), as follows:

3. The hereby permitted detached store/dayroom shall only be used for purposes incidental to the main dwellinghouse at 4 The Street.

Reason: to ensure the use of the building remains incidental to the main house as set out in the application.