



**Riverside, 4 Canning Road, Lowestoft, Suffolk,
NR33 0EQ**

Planning Committee North

Members:

Councillor Paul Ashdown (Chairman)
Councillor Jenny Ceresa (Vice-Chairman)
Councillor Elfrede Brambley-Crawshaw
Councillor Norman Brooks
Councillor Tony Cooper
Councillor Linda Coulam
Councillor Andree Gee
Councillor Malcolm Pitchers
Councillor Craig Rivett

Members are invited to a **Meeting** of the **Planning Committee North**
to be held in the Conference Room, Riverside,
on **Tuesday, 8 June 2021 at 2.00pm**

This meeting is being held in person in order to comply with the Local Government Act 1972. In order to comply with coronavirus regulations and guidance, the number of people at this meeting will have to be restricted to only those whose attendance is reasonably necessary.

Ordinarily, East Suffolk Council encourages members of the public to attend its meetings but on this occasion would encourage the public to watch the livestream, via the East Suffolk Council YouTube channel instead at

<https://youtu.be/BrbQwlnHces>

If you do believe it is necessary for you to be in attendance we encourage you to notify Democratic Services, by email to democraticservices@eastsuffolk.gov.uk, of your intention to do so no later than 12 noon on the working day before the meeting so that the meeting can be managed in a COVID secure way and the Team can endeavour to accommodate you and advise of the necessary health and safety precautions.

However, we are not able to guarantee you a space/seat and you are advised that it may be that, regrettably, we are not able to admit you to the meeting room.

An Agenda is set out below.

Part One – Open to the Public

Pages

- | | | |
|----------|---|----------------|
| 1 | Apologies for Absence and Substitutions | |
| 2 | Declarations of Interest
Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered. | |
| 3 | Declarations of Lobbying and Responses to Lobbying
To receive any Declarations of Lobbying in respect of any item on the agenda and also declarations of any response to that lobbying. | |
| 4 | Enforcement Action - Case Update ES/0788
Report of the Head of Planning and Coastal Management | 1 - 18 |
| 5 | DC/21/1193/FUL - Common Edge, Farnham Road, Snape ES/0792
Report of the Head of Planning and Coastal Management | 19 - 27 |
| 6 | DC/21/1200/FUL - Common Edge, Farnham Road, Snape ES/0793
Report of the Head of Planning and Coastal Management | 28 - 39 |
| 7 | DC/21/1823/FUL - 20 St Georges Road, Beccles ES/0789
Report of the Head of Planning and Coastal Management | 40 - 48 |
| 8 | DC/21/1462/FUL - The Alders, Potters Street, Theberton ES/0790
Report of the Head of Planning and Coastal Management | 49 - 55 |

Part Two – Exempt/Confidential

Pages

There are no Exempt or Confidential items for this Agenda.

Close



Speaking at Planning Committee Meetings

Interested parties who wish to speak will be able to register to do so, using an online form. Registration may take place on the day that the reports for the scheduled meeting are published on the Council's website, until 5.00pm on the day prior to the scheduled meeting.

To register to speak at a Planning Committee, please visit <https://www.eastsuffolk.gov.uk/speaking-at-planning-committee> to complete the online registration form. Please contact the Customer Services Team on 03330 162 000 if you have any queries regarding the completion of the form.

Interested parties permitted to speak on an application are a representative of Town / Parish Council or Parish Meeting, the applicant or representative, an objector, and the relevant ward Members. Interested parties will be given a maximum of three minutes to speak and the intention is that only one person would speak from each of the above parties.

If you are registered to speak, can we please ask that you arrive at the meeting **prior to its start time (as detailed on the agenda)** and make yourself known to the Committee Clerk, as the agenda may be re-ordered by the Chairman to bring forward items with public speaking and the item you have registered to speak on could be heard by the Committee earlier than planned.

Please note that any illustrative material you wish to have displayed at the meeting, or any further supporting information you wish to have circulated to the Committee, must be submitted to the Planning team **at least 24 hours** before the meeting.

For more information, please refer to the Code of Good Practice for Planning and Rights of Way, which is contained in the East Suffolk Council Constitution (<http://www.eastsuffolk.gov.uk/assets/Your-Council/East-Suffolk-Council-Constitution.pdf>).

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PLANNING COMMITTEE NORTH

Title of Report:

East Suffolk Enforcement Action – Case Update

Meeting Date

8 June 2021

Report Author and Tel No

Mia Glass

01502 523081

Is the report Open or Exempt?

Open

REPORT

The attached is a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action has either been sanctioned under delegated powers or through the Committee up until 25 May 2021. At present there are 11 such cases.

Information on all cases has been updated at the time of preparing the report such that the last bullet point in the status column shows the position at that time. Officers will provide a further verbal update should the situation have changed for any of the cases.

Members will note that where Enforcement action has been authorised the Councils Solicitor shall be instructed accordingly, but the speed of delivery of response may be affected by factors which are outside of the control of the Enforcement Service.

RECOMMENDATION

That the report concerning Outstanding Enforcement matters up to 25 May 2021 be received.

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
EN08/0264 & ENF/2013/0191	15/01/2010	North	Pine Lodge Caravan Park, Hazels Lane, Hinton	Erection of a building and new vehicular access; Change of use of the land to a touring caravan site (Exemption Certificate revoked) and use of land for the site of a mobile home for gypsy/traveller use. Various unauthorised utility buildings for use on caravan site.	<ul style="list-style-type: none"> • 15/10/2010 - EN served • 08/02/2010 - Appeal received • 10/11/2010 - Appeal dismissed • 25/06/2013 - Three Planning applications received • 06/11/2013 – The three applications refused at Planning Committee. • 13/12/2013 - Appeal Lodged • 21/03/2014 – EN's served and become effective on 24/04/2014/ 04/07/2014 - Appeal Start date - Appeal to be dealt with by Hearing • 31/01/2015 – New planning appeal received for refusal of Application DC/13/3708 • 03/02/2015 – Appeal Decision – Two notices quashed for the avoidance of doubt, two notices upheld. Compliance time on notice relating to mobile home has been extended from 12 months to 18 months. • 10/11/2015 – Informal hearing held 	31/07/2021

					<ul style="list-style-type: none"> • 01/03/2016 – Planning Appeal dismissed • 04/08/2016 – Site re-visited three of four Notices have not been complied with. • Trial date set for 21/04/2017 • Two charges relating to the mobile home, steps and hardstanding, the owner pleaded guilty to these to charges and was fined £1000 for failing to comply with the Enforcement Notice plus £600 in costs. • The Council has requested that the mobile home along with steps, hardstanding and access be removed by 16/06/2017. • 19/06/2017 – Site re-visited, no compliance with the Enforcement Notice. • 14/11/2017 – Full Injunction granted for the removal of the mobile home and steps. • 21/11/2017 – Mobile home and steps removed from site. • Review site regarding day block and access after decision notice released for enforcement notice served in connection with unauthorised occupancy /use of barn. 	
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					<ul style="list-style-type: none"> • 27/06/2018 – Compliance visit conducted to check on whether the 2010. • 06/07/2018 – Legal advice being sought. • 10/09/2018 – Site revisited to check for compliance with Notices. • 11/09/2018 – Case referred back to Legal Department for further action to be considered. • 11/10/2018 – Court hearing at the High Court in relation to the steps remain on the 2014 Enforcement Notice/ Injunction granted. Two months for compliance (11/12/2018). • 01/11/2018 – Court Hearing at the High Court in relation to the 2010 Enforcement Notice. Injunctive remedy sought. Verbal update to be given. • Injunction granted. Three months given for compliance with Enforcement Notices served in 2010. • 13/12/2018 – Site visit undertaken in regards to Injunction served for 2014 Notice. No compliance. Passed back to Legal for further action. 	
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					<ul style="list-style-type: none"> • 04/02/2019 –Site visit undertaken to check on compliance with Injunction served on 01/11/2018 • 26/02/2019 – case passed to Legal for further action to be considered. Update to be given at Planning Committee • High Court hearing 27/03/2019, the case was adjourned until the 03/04/2019 • 03/04/2019 - Officers attended the High Court, a warrant was issued due to non-attendance and failure to provide medical evidence explaining the non-attendance as was required in the Order of 27/03/2019. • 11/04/2019 – Officers returned to the High Court, the case was adjourned until 7 May 2019. • 07/05/2019 – Officers returned to the High Court. A three month suspended sentence for 12 months was given and the owner was required to comply with the Notices by 03/09/2019. • 05/09/2019 – Site visit undertaken; file passed to Legal Department for further action. • Court date arranged for 28/11/2019. 	
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					<ul style="list-style-type: none"> • 28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020 • Site visited. Case currently with the Council's Legal Team for assessment. • Charging orders have been placed on the land to recover costs. 	
EN/09/0305	18/07/2013	South	Park Farm, Chapel Road, Bucklesham	Storage of caravans	<ul style="list-style-type: none"> • Authorisation granted to serve Enforcement Notice. • 13/09/2013 -Enforcement Notice served. • 11/03/2014 – Appeal determined – EN upheld Compliance period extended to 4 months • 11/07/2014 – Final compliance date • 05/09/2014 – Planning application for change of use received • 21/07/2015 – Application to be reported to Planning Committee for determination • 14/09/2015 – site visited, caravans still in situ, letter sent to owner requesting their removal by 30/10/2015 • 11/02/2016 – Site visited, caravans still in situ. Legal advice sought as 	July 2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>to further action.</p> <ul style="list-style-type: none"> • 09/08/2016 – Site re-visited, some caravans re-moved but 20 still in situ. Advice to be sought. • Further enforcement action to be put on hold and site to be monitored • Review in January 2019 • 29/01/2019 – Legal advice sought; letter sent to site owner. • 18/02/2019 – contact received from site owner. • 04/04/2019 – Further enforcement action to be placed on hold and monitored. • Review in April 2021. • 13/04/2021 - Letter sent to owner to establish current situation • Given until the end of June to either comply or supply the Council with any other information 	
ENF/2014/0104	16/08/2016	South	Top Street, Martlesham	Storage of vehicles	<ul style="list-style-type: none"> • 23/11/2016 – Authorisation granted to serve an Enforcement Notice • 22/03/2017 – Enforcement Notice served. Notice takes effect on 	24/05/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>26/04/2017. Compliance period is 4 months.</p> <ul style="list-style-type: none"> • 17/07/2017 – Enforcement Notice withdrawn and to be re-served • 11/10/2017 – Notice re-served, effective on 13/11/2017 – 3 months for compliance • 23/02/2018 – Site visited. No compliance with Enforcement Notice. Case to be referred to Legal Department for further action. • Notice withdrawn • 09/07/2018 – Notice reserved, compliance date 3 months from 06/08/2018 (expires 06/11/2018) • 01/10/2018 – PINS has refused to accept Appeal as received after the time limit. • Time for compliance is by 06/12/2018 • Site visit to be completed after the 06/12/2018 to check for compliance with the Notice • 07/12/2018 – Site visit completed, no compliance, case passed to 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>Legal for further action.</p> <ul style="list-style-type: none"> • 17/01/2019 – Committee updated that Enforcement Notice has been withdrawn and will be re-served following advice from Counsel. • 21/02/2019 – Authorisation granted by Committee to serve an Enforcement Notice. Counsel has advised that the Council give 30 days for the site to be cleared before the Notice is served. • 01/04/2019 – Enforcement Notice served. • 28/05/2019 – Enforcement Appeal has been submitted to the Planning Inspectorate. • Start date has now been received, Statements are due by 12/12/2019. • Awaiting Planning Inspectorate Decision • Appeal Dismissed with variations. Compliance by 20 January 2021 • Site visit due at end of January 2021. 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> 24/02/2021 – Visit conducted, some compliance, extension agreed until 24/05/2021 	
ENF/2016/0292	11/08/2016	South	Houseboat Friendship, New Quay Lane, Melton	Change of use of land	<ul style="list-style-type: none"> 11/08/2016 – Authorisation granted to serve Enforcement Notice with an 8 year compliance period. Enforcement Notice to be drafted Enforcement Notice served on 20/10/2016, Notice effective on 24/11/ 2016 – 8 year compliance period (expires 24/11/2024). 	24/11/2024
ENF/2017/0170	21/07/2017	North	Land Adj to Oak Spring, The Street, Darsham	Installation on land of residential mobile home, erection of a structure, stationing of containers and portacabins	<ul style="list-style-type: none"> 16/11/2017 – Authorisation given to serve EN. 22/02/2018 – EN issued. Notice comes into effect on 30/03/2018 and has a 4 month compliance period Appeal submitted. Awaiting Start date Appeal started, final comments due by 08/02/2019. Waiting for decision from Planning Inspectorate. 	31/07/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • 17/10/2019 – Appeal Decision issued by PINS. Enforcement Notice relating to the Use of the land quashed and to be re-issued as soon as possible, Notice relating to the operational development was upheld with an amendment. • 13/11/2019 – EN served in relation to the residential use of the site. Compliance by 13/04/2020 • Site visited. Case conference to be held • Appeal received in relation to the EN for the residential use • Appeal started. Statement submitted for 16th June 2020 • Awaiting Planning Inspectorate Decision • Appeal dismissed with some amendments. Compliance by 11/12/2020 • Site visit to be undertaken after 11/12/20 • Site visited, no compliance with Enforcement Notices, case passed to Legal Department for further 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					action. <ul style="list-style-type: none"> • Further visit to be done on 25/03/2021. • Site visit completed, Notices not complied with, file passed to Legal services for further action. 	
ENF/2015/0279 /DEV	05/09/2018	North	Land at Dam Lane Kessingland	Erection of outbuildings and wooden jetties, fencing and gates over 1 metre adjacent to highway and engineering operations amounting to the formation of a lake and soil bunds.	<ul style="list-style-type: none"> • Initial complaint logged by parish on 22/09/2015 • Case was reopened following further information on the 08/12/2016/ • Retrospective app received 01/03/2017. • Following delays in information requested, on 20/06/2018, Cate Buck, Senior Planning and Enforcement Officer, took over the case, she communicated and met with the owner on several occasions. • Notice sever by recorded delivery 05/09/2018. 	30/07/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Appeal has been submitted. Awaiting Start date. • Start letter received from the Planning Inspectorate. Statement due by 30/07/19. • Awaiting Planning Inspectorate Decision • Appeal dismissed. Compliance with both Notices by 05/08/2020 • Further legal advice being sought in relation to the buildings and fencing. Extension of time given until 30/04/21 for removal of the lake and reverting the land back to agricultural use due to Licence being required for removal of protected species. • Court hearing in relation to structures and fencing/gates 03/03/2021 • Case adjourned until 05/07/2021 for trial. Further visit due after 30/04/21 to check for compliance with 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					steps relating to lake removal.	
ENF/2018/0543 /DEV	24/05/2019	North	Land at North Denes Caravan Park The Ravine Lowestoft	Without planning permission operational development involving the laying of caravan bases, the construction of a roadway, the installation of a pumping station with settlement tank and the laying out of pipe works in the course of which waste material have been excavated from the site and deposited on the surface.	<ul style="list-style-type: none"> • Temporary Stop Notice Served 02/05/2019 and ceases 30/05/2019 • Enforcement Notice served 24/05/2019, comes into effect on 28/06/2019 • Stop Notice Served 25/05/2019 comes into effect 28/05/2019. • Appeal has been submitted. Awaiting Start date. • Appeal to be dealt with as a Hearing. Deadline for Statements 03/08/2020 • Awaiting date of hearing from Planning Inspectorate. • Hearing date set for 02/02/2021. • Hearing adjourned until 09/03/2021 • Hearing adjourned again until 21/04/2021 as was not 	18/08/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>completed on 09/03/2021.</p> <ul style="list-style-type: none"> • Awaiting Decision • Appeal dismissed and partial costs to the Council • Compliance with Notice by 18/08/2021 	
ENF/2019/0391 /SEC215	26/11/2019	North	46 Wissett Way Lowestoft	Untidy Site	<ul style="list-style-type: none"> • Notice served 26/11/2019 • Compliance visit to be conducted when possible. • Site visit conducted 12/06/2020, notice not fully complied with. Internal discussions taking place regarding next step. • Enquires being made to take direct action. • Contractors arranged to undertake the required work. • Owner arranged for workers to undertake required work in place of Council Contractors. • Site visit due to check compliance. • Notice not complied with in full. Internal discussions being held to decide the next step. 	28/05/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Contractors being contacted to complete work. Contractors undertook garden clearance on 13th January 2021. Will return at later date to complete outstanding work. Work has been completed on property to fulfil the notice. Costs are being collated to bill the owner for the work. Discussion being held with the accounts department. Invoice sent to owner and charged placed on the land. 	
ENF/2018/0090 /DEV	10/12/2019	South	Dairy Farm Cottage, Sutton Hoo	Erection of a summer house	<ul style="list-style-type: none"> Enforcement Notice served 10/12/2019 Awaiting site visit to check on compliance Site visit undertaken, summer house still in situ. Further action to be considered. Property has now changed hands. Contact with new owner to be established. 	10/06/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Officers are now in contact with the new owners and are discussing a way forward. • Six weeks given for summerhouse, decking and steps to be removed. • New planning application has been submitted. Case on hold until determined. • Planning permission has been granted for retention of the decking element. Removal of summerhouse and steps have been conditioned. • Summerhouse to be removed by 10th June 2021 	
ENF/2019/0035 /DEV	30/06/2020	South	The White Cottage, 3-4 Queens Head Lane, Woodbridge	Installation of a wheelchair lift	<ul style="list-style-type: none"> • 30/06/2020 – Enforcement Notice served. Appeal submitted awaiting start date. • Appeal started. Final comments by 09/11/20 • Awaiting Planning Inspector Decision. • Appeal dismissed. Compliance due by 25/03/2021. 	05/06/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Site visited, Notice not complied with, further time given until 13/05/2021 to comply. Visit to be conducted to check compliance 	
ENF/2020/0049 /DEV	12/01/2021	South	17 Saxonfields, Snape	Installation of a replacement roof on conservatory	<ul style="list-style-type: none"> Enforcement Notice served. Comes into effect on 15/02/2021 	15/06/2021

Committee Report

Planning Committee North – 8 June 2021

Application no DC/21/1193/FUL

Location

Common Edge
Farnham Road
Snape
Suffolk
IP17 1QW

Expiry date 11 May 2021

Application type Full Application

Applicant Dan & Sophia Le Sauvage

Parish Snape

Proposal Single storey Orangery extension to extend living dining area. 2 No two-storey extensions to provide utility, study, dressing room, ensuite and 5th bedroom.

Case Officer Jamie Behling
07919 303788
Jamie.Behling@eastsoffolk.gov.uk

1. Summary

- 1.1. The proposed development seeks permission to erect two, two-storey extensions to the front and side of the dwelling and to create a new single storey orangery on the rear with roof terrace above.
- 1.2. The referral process was triggered in accordance with the Council's scheme of delegation because the 'minded to' decision of the Planning Officer is contrary to the Ward Members recommendation to refuse due to concerns relating to Design and Residential Amenity.
- 1.3. The application was therefore presented to the referral panel on Tuesday 25th May 2021 where members felt that the application should be referred to Planning Committee to enable debate to take place in relation to the new extension and roof terrace which may have a harmful impact to residential amenity of the neighbours.

- 1.4. The application is recommended for approval subject to conditions, because the scheme accords with Planning Policy and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity.

2. Site description

- 2.1. Common Edge is a two-storey residential dwelling located within the countryside next to a petrol filling station to the east and a residential neighbour to the west (Christmas Cottage). The relatively large site has historically been quite open however, over the last decade has had numerous evergreen trees planted around the side boundaries, maturing and screening views into the site. A reasonable level of vegetation has also been planted at the front of the site again screening views in from the highway. The plot is on the south side of Farnham Road with the plot also backing onto Wadd Lane to the south.
- 2.2. A two-storey side extension was approved in 2011 under ref. C/11/0493 and subsequently built out.
- 2.3. This current application has been submitted in parallel to a separate application for a two-bay cart lodge and store with holiday accommodation above under ref. DC/21/1200/FUL which should be considered when assessing the culminative impact of this proposal.

3. Proposal

- 3.1. The proposal seeks to extend the front and side (east) of the property in a two-storey form, off of the existing front facing gable and side gable end. A single storey orangery will be erected off the rear, less than half the width of the overall dwelling positioned on the east side of the plot. A roof terrace will be built over roughly half of the orangery with the access coming out through the master bedroom. The two storey extensions will be finished with tiles to match the existing dwelling with the front extension having rendered walls to match the original house while all other extensions will be finished in the painted horizontal timber cladding to match the previous extension.

4. Consultations/comments

- 4.1. One representations of Objection raising the following material planning considerations:

Noise - the west facing door on the orangery will direct all internal noise westward toward the neighbour.

Overlooking/Loss to privacy - Although there is a line of evergreen trees screening views this is under dispute with the neighbours whether or not they are at an unreasonable height and if found to be unlawful, the reduction in height would allow for views from the roof terrace into the rear garden creating overlooking and a loss to the privacy of the neighbours to the west.

Over development - Due to previous restrictive conditions in regard to obscuring windows, further development on the west elevation is considered over development. Any further development on the site beyond this should be restricted by condition.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Snape Parish Council	23 March 2021	15 April 2021
<p>"Snape Parish Council has no observations or comments on planning application DC/21/1193/FUL but would ask that, in considering the matter, any observations or concerns of the residents of neighbouring properties be taken into account when the decision is being made and that the development complies with all the relevant legislation and council guidelines."</p>		

Non - Statutory consultees

Consultee	Date consulted	Date reply received
Ward Councillor - Cllr Jocelyn Bond	N/A	14 April 2021
<p>"I wish to OBJECT to this planning application and ask that should Officers be minded to approve, it is taken to the Planning Committee for consideration and not determined at officer level. The neighbours at Christmas Cottage, who would be severely impacted by this application would like the opportunity to speak on it.</p> <p>At in excess of 6 metres, the proposed extension and importantly the proposed roof terrace would extend considerably beyond the existing building line, resulting in the neighbouring garden to the west being grossly overlooked. The addition of the roof terrace would impact the neighbours' home's amenity, peaceful enjoyment of their garden, and considerably infringe their privacy. Westerly doors from this extension too would exacerbate noise issues.</p> <p>Should it be approved, I would politely request that any future PD rights should be removed, and a primary residency condition be placed. I understand that disagreement exists between the applicant and the owners of Christmas Cottage regarding the height of the trees in the applicant's ownership, and suggest this should be satisfactorily resolved prior to any decision on further extension of this already heavily extended house being made.</p> <p>This application as it stands would clearly cause both Loss of privacy and amenity to the neighbours and present an issue of exacerbated Noise also."</p>		

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor TJ Haworth-Culf	N/A	9 April 2021
<p>"I would request that this planning application is taken to the planning committee for consideration and not decided at officer level. I understand that the neighbours, who also object to this application would like the opportunity to speak on this application at committee level. It is important that the neighbours feel that they are listened to on this application.</p> <p>I object to the proposed roof terrace on the orangery as this will extend to well over 6m beyond the building line. This will result in the immediate next doors neighbours own garden space being overlooked and will have a detrimental impact on their only peaceful and private enjoyment of their garden and outside space.</p> <p>I support the neighbours, Mr & Mrs Raingers, objection to this planning application. The loss of amenity and privacy, caused by the roof terrace, the additional focused noise from the west side door design will spoil the privacy and quiet enjoyment of their property and garden to the detriment of their own welfare and mental health.</p> <p>It is also noted that having a 6mtr long terrace overlooking their garden will also have a negative impact on their property value and have severe impacts on loss of privacy and noise.</p> <p>I agree, that is successful then any PD rights should be removed, and a primacy residency condition be placed. The applicant should also agree to sort out the dispute before any planning application is discussed.</p> <p>Over development Loss of privacy and amenity Loss of light and over shadowing Noise Layout and density of building"</p>		

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor Tony Cooper	N/A	19 April 2021
"This should go to committee."		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 26 March 2021

Expiry date: 16 April 2021

6. Planning policy

National Planning Policy Framework 2019

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

7. Planning considerations

Visual Amenity, Street Scene and Landscape

- 7.1. The site due to the recent planting is now a lot more screened from the highway than previously. The proposal seeks to extend the front of the property off the existing two storey gable by approximately 3.3 metres and at the same height as the existing gable, with a small porch added to the front of that. The size is not excessive and extends the current form of the existing dwelling, leaving the main part of the house as the more dominant element. The three metres side extension, coming off the previous extension, has been reduced in height slightly to 7.4 metres and set back to appear recessive and therefore shows a clear progression of development, along and down from the original dwelling.
- 7.2. The area has a mix of dwelling styles and design approaches which do not form a consistent street frontage. Due to the dense vegetation on the boundaries, this house almost appears in isolation when viewed from the highway and does not form part of a wider uniform street scene. As the dwelling is also set back from the road and at a lower ground level, these elements of the proposal would not significantly impact character of the site or the wider area.
- 7.3. The orangery to the rear is of a reasonable design, positioned relatively central to the site and is of a size and scale that does not harm the character of the building or surrounding area. It would not be seen within the public realm and would not harm the visual amenity of the wider landscape. The roof terrace above does not significantly change the appearance of the dwelling with a lightweight, glass balustrade with no easy views into the site from the rear, off Wadd Lane.
- 7.4. Overall, the size, scale, layout, massing and form is considered to fit comfortably within the site, leaving ample garden space within the curtilage and does not harm the visual amenity of the wider area. The proposal is considered to comply with policy SCLP11.1 and is acceptable in terms of design.

Residential Amenity

- 7.5. The two-storey side extension is considered acceptable as, although it is encroaching the east boundary, a high evergreen forms that boundary which will negate any harmful impact it may have to the neighbour on this side. There are also no first-floor windows on the east elevation and therefore the development could not overlook any private space. The front two storey extension is central to the site and would not cause any meaningful loss of light or create an oppressive structure. The orangery itself is kept relatively low and away from boundaries and therefore would not harm the residential amenity of neighbours.
- 7.6. The neighbour to the west has raised concerns regarding overlooking and loss to privacy. The roof terrace has the ability to cause the perception of overlooking and a loss to privacy if the evergreen trees along the west boundary were ever to be removed. This has therefore been taken into consideration and a 1.8-metre-high screen has been agreed to be erected and conditioned to be retained along the west side of the roof terrace in order to obscure any views into the garden of Christmas Cottage. This is found to be an acceptable solution to these matters.
- 7.7. The ground floor bifold doors facing west have also been considered as it was commented that this could direct noise toward the neighbour. Due to the 20 metre distance to the boundary and the dense evergreens forming the boundary, it is not considered that the noise impact of a family home would have a substantially detrimental impact on the amenity of the neighbouring property. If the bi-fold doors were to be opened, it is considered that no greater noise would be made, than if the applicants were within their garden enjoying activities or socialising and therefore the position of this door is not found unreasonable.
- 7.8. Overall, with the agreement of the roof terrace screen conditioned to be erected and retained, the proposal would not significantly harm the residential amenity of neighbouring properties and the application is therefore compliant with policy SCLP11.2 - Residential Amenity.

Landscaping

- 7.9. The proposal only includes minor landscaping works which could be completed without the need for planning permission with no danger to protected trees or wildlife.

8. Conclusion

- 8.1. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to comply with the policies listed above subject to conditions.

9. Recommendation

- 9.1. The application is recommended for approval.

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 drawings P01, P03, P04 and P05 received 11/03/2021 and P06A received 17/03/2021 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

4. Prior to the hereby roof terrace being first used, a privacy screen shall be erected and retained at a height of 1.8 metres on the western edge of the roof terrace at a length of no less than four metres, measured from the exterior wall of the original dwelling. If glass or plastic is chosen it shall have an obscurity of level 3 on the Pilkington Obscured Glazing Range (or equivalent by an alternative manufacturer). This item shall thereafter be retained in its approved form.

Reason: To avoid the possibility of unacceptable overlooking and loss of privacy to neighbouring property.

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.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastssuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

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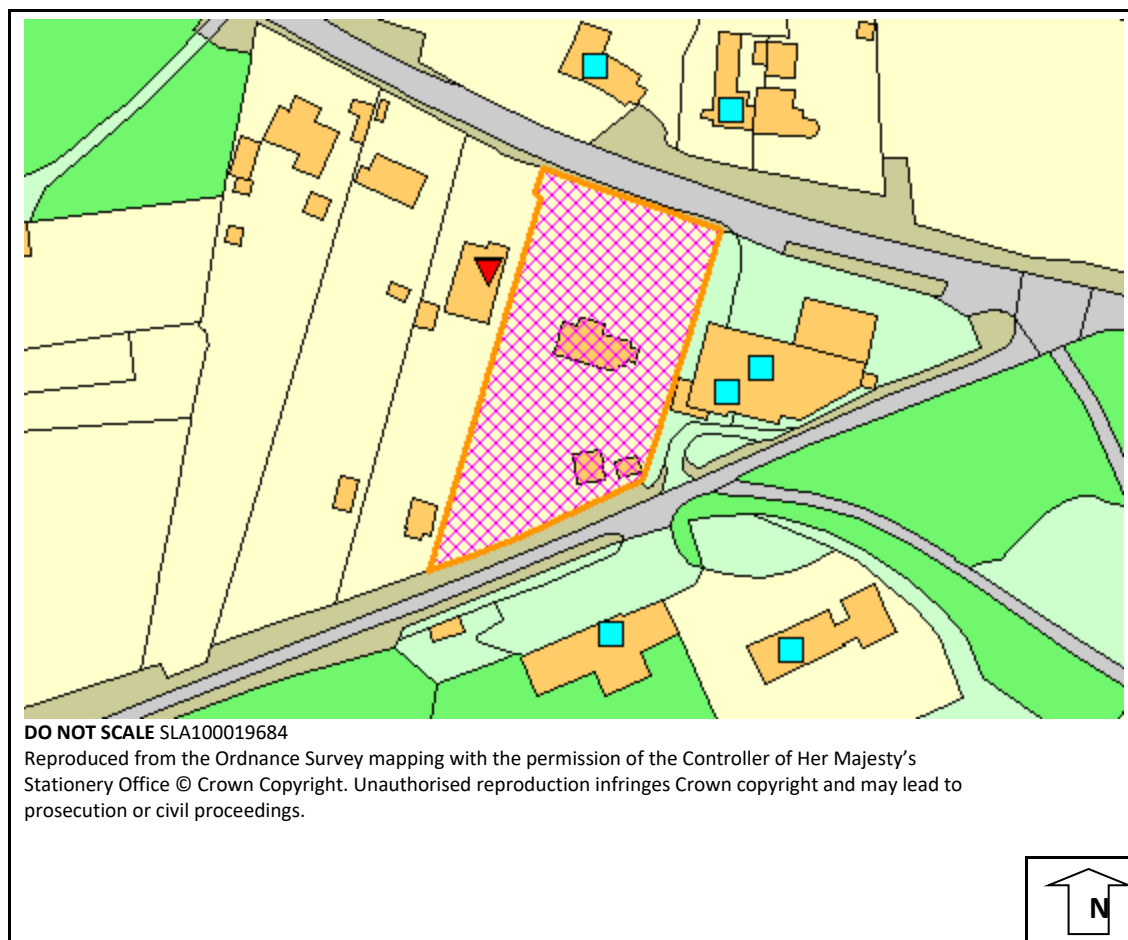
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

Background information

See application reference DC/21/1193/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support

Committee Report

Planning Committee North – 8 June 2021

Application no DC/21/1200/FUL

Location

Common Edge
Farnham Road
Snape
Suffolk
IP17 1QW

Expiry date 2 June 2021
Application type Full Application
Applicant Dan & Sophia Le Sauvage

Parish Snape

Proposal The proposal is for a 1 and a half storey 3 bay cart lodge with tourist accommodation at first floor level. Ground floor includes two parking bays and one storage bay. First floor comprise, WC, Dining/Kitchen/Living room, bedroom and ensuite.

Case Officer Jamie Behling
07919 303788
Jamie.Behling@eastsuffolk.gov.uk

1. Summary

- 1.1. The proposed development seeks permission to erect a two-bay cart lodge and store with above holiday accommodation within the front garden area of Common Edge, Snape. This application is submitted in parallel with DC/21/1193/FUL for extensions to the dwelling also.
- 1.2. The referral process was triggered in accordance with the Council's scheme of delegation because the 'minded to' decision of the Planning Officer is contrary to the Ward Members recommendation to refuse due to concerns relating to Design and Residential Amenity.
- 1.3. The application was therefore presented to the referral panel on Tuesday 25th May 2021 where members felt that the application should be referred to Planning Committee to enable debate to take place in relation to the new cart lodge and holiday accommodation

above which may have a harmful impacts to the residential amenity of the neighbours, the visual amenity of the area and impact to the highway network.

- 1.4. The application is recommended for approval subject to conditions, because the scheme accords with Planning Policy and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity, Highways and tourism.

2. Site description

- 2.1. Common Edge is a two-storey residential dwelling located within the countryside next to a petrol filling station to the east and a residential neighbour to the west (Christmas Cottage). The relatively large site has historically been quite open however, over the last decade has had numerous evergreen trees planted around the side boundaries, maturing and screening views into the site. A reasonable level of vegetation has also been planted at the front of the site again screening views in from the highway. The plot is on the south side of Farnham Road with the plot also backing onto Wadd Lane to the south.
- 2.2. A two-storey side extension was approved in 2011 under ref. C/11/0493 and subsequently built out.
- 2.3. This current application has been submitted in parallel to a separate application for a number of extensions and roof terrace to the host dwelling under ref. DC/21/1193/FUL which should be considered when assessing the culminative impact of this proposal.

3. Proposal

- 3.1. The proposal seeks to erect a two-bay cart lodge and store for parking and storage for the main dwelling. Proposed above in the roof space is holiday accommodation in the form of a small annexe with one double bedroom which also has two dormer windows on the front elevation. The building will be finished in clay pantiles and painted horizontal timber cladding. The building will be 6.4 metres tall, 9.15 metres wide and 6.15 metres deep. It will contain a covered area to the rear to act as a log store.

4. Consultations/comments

- 4.1. One representations of Objection raising the following material planning considerations:

Over development - This proposal in combination with the parallel application DC/21/1193/FUL to extend the property and C/11/0493 which previously extended the dwelling, is considered over development of the site.

Overlooking/Loss to privacy - The proposed outbuilding will overlook a number of front garden areas of neighbours along Farnham Road

Noise - Noise from visitors coming and going from plus also any noise created within the front garden from those staying at the accommodation.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Snape Parish Council	13 April 2021	12 May 2021
<i>"Snape Parish Council object to this proposal, as it is outside the village envelope, the access on and off the site is a safety concern. The size of the development is very large as it is right to the side of the boundary."</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	13 April 2021	27 April 2021
Summary of comments: No objections with recommendation of standard conditions.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health (internal)	13 April 2021	21 April 2021
Summary of comments: No objections. Recommends that further investigation is undertaken to confirm the absence of Hydro Carbons.		

Consultee	Date consulted	Date reply received
Head of Economic Development (Internal)	13 April 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor TJ Haworth-Culf	N/A	4 May 2021
<i>"Please accept this email as my objection to the above application."</i>		

I concur with other objections that this application should be looked at in detail and referred to the Planning Committee as I understand that an objector wishes to speak. Time and time again we hear that the Planning Committees welcome people attending their meetings so that they can hear their residents and members of the public speak and answer quality questions, there should not be any barriers to prevent this.

This application should be looked at in conjunction with C/21/1193/FUL.

You will note from the attached photos, that this site was previously developed and enlarged.

Over development

Does not fit into the street scene

Severe loss of privacy

Severe overlooking of immediate neighbours and other properties

Highway and safety concerns

Noise

Sets a precedence

Please ensure that all of the objections are read out, in full, at the referral panel, and that the comments from the other application for the same property are read out and considered."

Consultee	Date consulted	Date reply received
Ward Councillor- Cllr Jocelyn Bond	N/A	4 May 2021
<p><i>"I wish to OBJECT to this application on the grounds listed above, and I concur with both Snape Parish Council and also Cllr Cooper's submissions particularly in regard to Highway access. The neighbouring house would suffer over-looking, and in particular taken in conjunction with application no. DC/21/1193/FUL, the in combination effect would seem to confirm an even stronger case of over development than exists in the first application. I would respectfully ask that this submission is read together with my submission for application DC/21/1193/FUL, which remains a case of over development and over looking.</i></p> <p><i>This newer application, if it is built out, would alter the street scene and set a strong precedent for other similar applications."</i></p>		

Consultee	Date consulted	Date reply received
Ward Councillor - Cllr Tony Cooper	N/A	19 April 2021
<p><i>"This application needs to be put together with application DC/21/1193/Ful These two application are being put in separately to limit the noticeable total overdevelopment of the site and the adverse effect on neighbours.</i></p> <p><i>The applicants comments that "The scale and design of the proposal is appropriate to the nature of the site and sympathetic to the local vernacular and it will not have a detrimental impact on the setting" but this will allow overlooking of neighbours property, as outside staircase to gain entry to</i></p>		

building, Backs onto a Petrol station and carwash and the building is in close proximity of a very busy road. I await highways comments."

Consultee	Date consulted	Date reply received
Ecology (Internal)	13 April 2021	No response
Summary of comments: No comments received.		

Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 16 April 2021

Expiry date: 10 May 2021

6. Planning policy

National Planning Policy Framework 2019

SCLP6.1 - Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.4 - Tourism Development outside of the AONB (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

7. Planning considerations

Principle

- 7.1. The erection of a cart lodge and store in the curtilage of a residential property is acceptable in principle so long as it complied with other relevant policies in regard to design and residential amenity.
- 7.2. The Local Plan supports tourism accommodation initiatives that enhance and broaden the choice of accommodation and visitor destination facilities, which promote year-round

tourism. Under policy SCLP6.1 - Tourism, proposals which improve the visitor experience and support opportunities for year-round tourism will be supported where increased tourism uses can be accommodated. The addition of a single unit with one double bed, within a residential curtilage, is not considered to substantially add to the stock of tourist accommodation within the district and therefore it is not necessary to provide biodiversity and habitat assessments or further viability assessments. Under policy SCLP6.4 - Tourism Development outside of the AONB, will be supported where it enhances the long-term sustainability of the area. The proposal is not considered to impact the long-term sustainability of the area to a significant degree due to the intensity of the use and therefore would be compliant in regard to this part of the policy. Although the proposal is not within the settlement boundary of the village and is not connected by pathways or official cycle routes, it is located adjacent to the main road between the A12 Highway and Aldeburgh to the east which remains a fairly busy direct route to either location. The scheme does not create any harmful structure that would impact the wider landscape and is of a size that reflects its surroundings. It is of a high design standard, which would not cause substantial levels of light pollution.

- 7.3. In order to protect this new accommodation from being used as a separate permanent place of residence in the future a condition has been added that will restrict its use to accommodation in connection with the host dwelling. This is due to the proposal being acceptable in conjunction with the single residential unit of the host dwelling but would not be acceptable as a separate, independent residential unit.

Visual Amenity, Street Scene and Landscape

- 7.4. The proposed building will be positioned in the northeast corner of the site leaving a gap of approx. seven metres between its north elevation and the road. Due to the appearance of the building, it will appear ancillary to the main house and would not appear as its own independent residential unit. The overall size and scale although large, would fit into the front garden, leaving ample turning and parking space. As the ground level is slightly lower than the road, this will reduce its overall height slightly when approaching from the west. Due to the large evergreen trees forming the east boundary only the very top of the building could be seen when approaching from the east with much of the building hidden by the surrounding vegetation. Relative to the size of the main house the building would appear subordinate especially when considered that it is located next to a petrol filling station of a much larger character. The overall appearance would not significantly harm the character of the area or the street scene and is not in a location which would impact the wider landscape. The form and character of the building is acceptable for its rural location and while the size and scale is considered reasonable in relation to the size of the plot and surrounding neighbouring properties. Therefore, taking all design elements into consideration the scheme is deemed acceptable in terms of design under policy SCLP11.1.

Residential Amenity

- 7.5. The proposal is positioned on the east boundary shared with the petrol filling station. This neighbour is unlikely to be affected by the development due to the nature of its business and due to the evergreen trees visually separating the two sites. Due to this there is no concern over the impact of loss to light or an overbearing structure in relation to neighbours or within the site itself. The greater impact will be to the neighbours to the west who have concerns over noise, overlooking and over development.

- 7.6. The accommodation creates two new first floor dormer windows that will face east over the front garden of Christmas Cottage and beyond. These windows are positioned approx. 27 metres from the west boundary which contains some medium height vegetation as a buffer. Although the neighbours are in dispute with the applicants over the allowed height of these hedges/trees, it is the opinion of the Local Planning Authority that due to the distance from the boundary, in combination with the areas at the front of the dwellings being more open to public views than a rear private space, that the overlooking caused and loss to privacy is not substantial enough to warrant refusal of the application.
- 7.7. In regard to noise, the travelling of vehicles in and out of this site is not considered to cause excessive noise when it may only be potentially one or two movements a day, plus the reasoning that the site is adjacent to a busy road which has many vehicles passing by every hour which would be a far greater nuisance than that which would be created by the development. The noise also from people staying at the holiday let is also not considered to be great enough to warrant refusal. The accommodation only provides one double bed and therefore the Local Planning Authority does not believe that any significant noise would be caused by visitors within the front garden area of the dwelling. No space is proposed for visitors to sit out in this area and it is not necessarily a location people would be willing to stay for a prolonged time.
- 7.8. Overall the proposal is not judged to have a significantly harmful impact to neighbouring properties and therefore the proposal would comply with policy SCLP11.2.

Landscaping

- 7.9. The proposal does not require significant landscaping and with only minor changes that would not require planning permission being proposed.

Parking and Highway Safety

- 7.10. It is judged that the new use would potentially create the coming and going of a single vehicle, once or twice a day beyond that which a residential dwelling would usually have. In consultation with SCC Highways department, it has been agreed that the proposal would not have a significant impact on the road network and that ample parking provision plus turning, can and will be provided on site. The proposed new use would not create any more danger, that is significantly beyond what the access already creates.

Pollution

- 7.11. In consultation with the head of Environmental Protection, there are concerns that hydrocarbons may have migrated from the neighbouring petrol filling station. The first-floor accommodation above the void protects occupiers from harmful vapours but there must be consideration of the buried services (water pipe being permeable to HC's) and the waste pipes being conduits for vapour. Therefore, pre-commencement conditions to supply an investigation and risk assessment and remediation in regard to land contamination is added to the recommended decision.

Contributions

- 7.12. The applicant has agreed to pay the appropriate contribution to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and therefore the impact from increased housing on European protected sites will have been mitigated.
- 7.13. The holiday unit will also be liable for a Community Infrastructure Levy that will be required to be paid if planning permission is approved.

8. Conclusion

- 8.1. The proposal is considered to be of an intensity which would not cause significant impact to the highway network or the tourism capacity of the local area. The accommodation for a single tourist unit would comply with local policy and would support the Council's aim to increase the variety of tourist accommodation in the area. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to comply with the policies listed above.

9. Recommendation

- 9.1. Authority to Determine with APPROVAL being recommended subject to the receipt of RAMS payment and subject to the following controlling 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 P02 received 04/03/2021 and P03A received 14/05/2021, 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

4. The development hereby permitted shall not be occupied or sold as a separate permanent dwelling but shall be used as a holiday let in connection with the use of the dwellinghouse to

which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right.

5. The use shall not commence until the area(s) within the site on dwg. no. P-02a for the purposes of Loading, Unloading, manoeuvring and parking of vehicles, cycle storage and electric vehicle infrastructure has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

6. The vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

7. Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, investigation to include Hydrocarbons, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared if found necessary, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to

be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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.

2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

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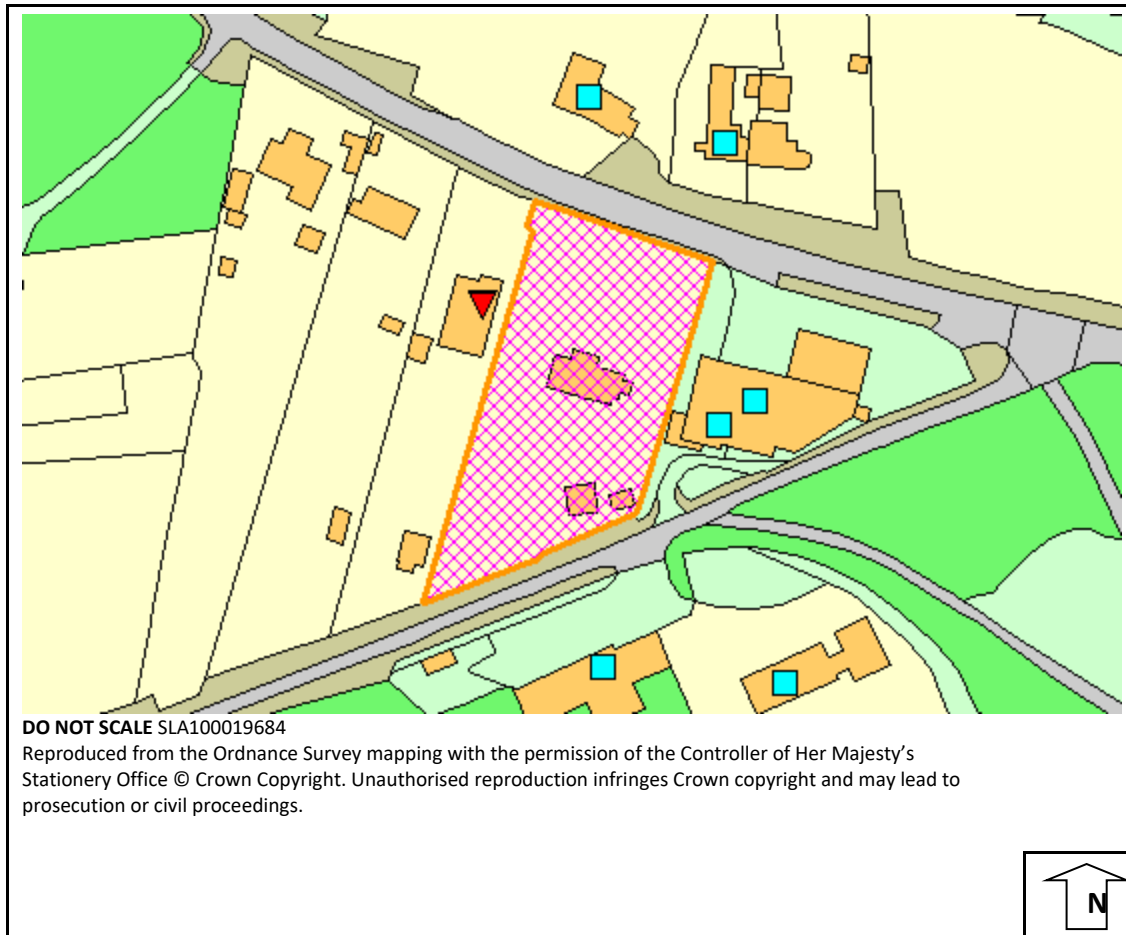
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>





Background information

See application reference DC/21/1200/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support

Committee Report

Planning Committee North - 8 June 2021

Application no DC/21/1823/FUL

Location

20 St Georges Road
Beccles
Suffolk
NR34 9YQ

Expiry date 10 June 2021

Application type Full Application

Applicant Ms Ceresa

Parish Beccles

Proposal Removal of existing garage, provision of two storey side extension to property and proposed annex to rear garden.

Case Officer Iain Robertson
07827 956946
iain.robertson@eastsoffolk.gov.uk

1. Summary

- 1.1. The application seeks planning permission for the removal of existing garage situated to the side of the property and the provision of two storey side extension in its place; a single storey annex structure is proposed within the rear garden of the property.
- 1.2. Within the currently adopted local plan for the Waveney Area of East Suffolk Council the site is shown to be situated within the settlement boundary of Beccles and within the Beccles Conservation Area as can be seen on the policies maps.
- 1.3. The site comprises a semi-detached property, which is unlisted and not highlighted within the Conservation Area Appraisal as making a positive contribution to the Conservation Area, many of its original features such as the doors and windows have been replaced with unsympathetic modern alternatives.

Reason for Committee

- 1.4. The application is before the Planning Committee as the applicant is a Councillor for East Suffolk Council.

Recommendation

- 1.5 It is considered that the proposal as submitted is of an appropriate design which would preserve or enhance the character of the Beccles Conservation Area. The application is therefore recommended for Approval.

2. Site description

- 2.1. The site is situated within Character Area 7 of the Beccles Conservation Area highlighted as an extension to the Conservation Area in the 2014 Conservation Area Management Plan. This area comprises parts of London Road, Peddars Lane, Alexandra Road, Fredericks Road, St George's Road, South Road and Beccles cemetery, a hinterland between eighteenth and nineteenth century development.
- 2.2. The Appraisal highlights that Fredericks and St Georges Roads continue the early nineteenth century town house tradition and, including the cemetery and London Road, the main thoroughfare, readjust the boundary of the town. Victorian cemeteries and chapels are now in 'vogue' and are an excellent open and green space with much historic interest.
- 2.3. This particular property is of brick construction, which has since been painted, and slate roof. The original windows have been removed and replaced with inappropriate alternatives a porch with Upvc door cover the original entrance. The original substantial chimney still exists between the two properties. This area is characterised by properties with long rear gardens.

3. Proposal

- 3.1. The application is for the removal of existing garage situated to the side of the property and the provision of two storey side extension in its place. A single storey annex structure is proposed within the rear garden of the property.
- 3.2. The two-storey extension would provide a third bedroom at first floor level and living area to ground floor. It would have a slightly lower ridge height than the existing property and is proposed to be rendered as is the front of the existing property. Two further windows would be situated in the front of the property of which are proposed to be of UPVC of the sliding sash variety with a single glazing bar on the top sash window. The existing property would have the same style of new windows. A composite four panel door is proposed to the entrance with canopy porch over.
- 3.3. The annex structure is proposed to be situated within the rear garden approximately 30 metres from the rear of the property measuring 15m x 5m in floor area of a height of 3.8m. The structure will be timber clad with tiled roof. It is proposed to comprise two bedrooms of accommodation, a bathroom and kitchen/diner area.

4. Consultations/comments

4.1. No third-party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Beccles Town Council	20 April 2021	5 May 2021
Approve		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	23 April 2021	14 May 2021
Summary of comments: No objection subject to conditions.		

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	23 April 2021	17 May 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	23 April 2021	17 May 2021	Lowestoft Journal

Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 21 April 2021

Expiry date: 13 May 2021

6. Planning policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”*.
- 6.2. National Planning Policy Framework (NPPF) (2019)
- 6.3. National Planning Policy Guidance (NPPG)
- 6.4. The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
 - WLP1.2 - Settlement Boundaries
 - WLP8.29 - Design
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas
- 6.5. Guidance for Historic Buildings and Conservation Areas Built Heritage and Design Supplementary Planning Document - April 2012

7. Planning considerations

Heritage and design

- 7.1. The NPPF and the Local Plan give significant weight to conserving and enhancing the historic environment. Paragraph 193 of The NPPF states *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*. In this case the designated heritage asset is the Beccles Conservation Area.
- 7.2. This is further emphasised within S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy WLP8.37 "Historic Environment" and WLP8.39 "Conservation Areas" of the Local plan reiterate the need to preserve or enhance Heritage Assets and their settings.
- 7.3. WLP8.29 requires that all development proposals are of good design, this is particularly important within designated Conservation Areas and WLP8.39 highlights that we should expect particularly high design standards and quality materials in Conservation Areas.
- 7.4. The guidance within the window policy of Section 7 of the Waveney Built Heritage and Design Supplementary Planning Document - April 2012 suggests that given the low prominence of the location, the inappropriate alterations that have taken place and loss of original windows,

that UPVC replacements are acceptable subject to acceptable design. In this case a functional sliding sash window is proposed with an externally applied glazing bar, which will give an authentic appearance of a traditional sliding sash window.

- 7.5. The existing porch is to be removed and replaced with a canopy and a composite door in the position of the original opening. The removal of this porch and inappropriate front door would enhance the external appearance of the property.
- 7.6. In terms of the design of the extension, although a set back from the frontage would have been preferred a slightly lower ridge height provides some subservience to the extension, the tapered nature of the site makes it difficult to push the extension back to allow for this without losing further floor space. The proposal to render the extension and the existing building is considered to be acceptable as this is a vernacular material, and the property is already painted in any case. Matching natural slates to the roof are proposed.
- 7.7. Overall, it is considered that although the extension proposed would add additional bulk to one side of this semi-detached property the design and materials proposed is acceptable which would provide enhancements to the external appearance of the property. Overall, the proposal would preserve the character and appearance of the Conservation Area and would not harm the significance of this designated Heritage asset as required by the Local Plan, NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Annexe accommodation

- 7.8. The Local Plan does not have a specific policy in relation to annexe accommodation in urban areas as residential development is generally considered to be acceptable within settlement boundaries subject to compliance with other policies within the Local Plan.
- 7.9. The site would not be suitable to accommodate a separate residential property due to lack of vehicular access, separate garden curtilage or refuse collection point so would not be considered favourably against Policy WLP8.33 - "Residential Gardens and Urban Infilling". However, as an annexe, the proposed position on the site has the benefit of offering semi-independent living for the occupiers but also being close enough for assistance for elderly occupants. A condition will be imposed to control the use to ensure that it is retained as ancillary accommodation to the host property.
- 7.10. The building is of a scale that could be built under permitted development in many instances and therefore the presence of the structure in a rear garden area is not considered to be out of character. The design is acceptable and has the appearance of an ancillary out building. The proposal would comply with the requirements of Policy WLP8.29 "Design". Furthermore, although the rear gardens form part of the Beccles Conservation Area this structure would not harm the significance of this designated heritage asset.

Amenity

- 7.11. Policy WLP8.29 requires that development proposal protect the amenity of neighbouring uses and also provide a good standard of amenity for future occupiers of the proposed development.

- 7.12. The addition of a side extension would be in line with the pattern of the adjacent development and would therefore not have an overbearing impact on the adjacent property and neither would it lead to a loss of privacy through overlooking.
- 7.13. The annexe structure is situated mid-way down the garden and towards the end of the garden of which it is closest to. The structure is single storey and would therefore not have an unacceptable impact on the enjoyment of the garden areas to the neighbouring properties.

Highways

- 7.14. The existing garage on the site is extremely small and its removal will not impact on the parking provision available on the site. The frontage layout plan shows that there is space for two vehicles of which SCC Highways Authority are satisfied with. Two of the conditions suggested by the highways authority in terms of the provision of an Electric Vehicle Charging (EVC) point and details of refuse storage areas are not considered to be necessary as this proposal is only for the extension to an existing property.
- 7.15. The proposal maintains a safe and suitable access to the site and the proposal would not have an unacceptable impact on highway safety and would accord with paragraphs 108 and 109 of the NPPF.

8. Conclusion

- 8.1. The two elements of this proposal are considered to be of an acceptable standard of design using good quality materials appropriate to the location of the site within the Beccles Conservation Area. The character and appearance of the Conservation Area would therefore be preserved.
- 8.2. The extension to the existing property would have an acceptable appearance when viewed within the streetscene and would improve elements of the building which have undergone unsympathetic alteration in the past such as the loss of the sash style windows.
- 8.3. The rear annexe building would appear as an ancillary outbuilding in the garden providing additional living accommodation which is to be controlled through condition to be used in association with the main property.
- 8.4. Neither aspects of the proposal would cause harm to the amenities of neighbouring residential properties.
- 8.5. The proposal would therefore accord with the requirements of the Local Plan and the NPPF.

9. Recommendation

- 9.1. Approval subject to the following 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 2697.20.1D received 17 May 2021, 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. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

- Full materials specification
- Specification for front windows and door

Reason: In order to safeguard the special architectural or historic interest of the building.

4. The use shall not commence until the area(s) within the site on dwg. no. 2697.20.1D for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

5. The residential annex hereby approved shall only be occupied and used as ancillary accommodation to the main dwelling known at the time of this decision as 20 St. Georges Road and shall at no time be subdivided from the curtilage of or used as an independent unit of residential accommodation separate from, 20 St. Georges Road.

Reason: The building is not suitable for use as a separate residential unit due to its location on the site and lack of separate parking and curtilage area.

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.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

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CIL forms can be downloaded direct from the planning portal:

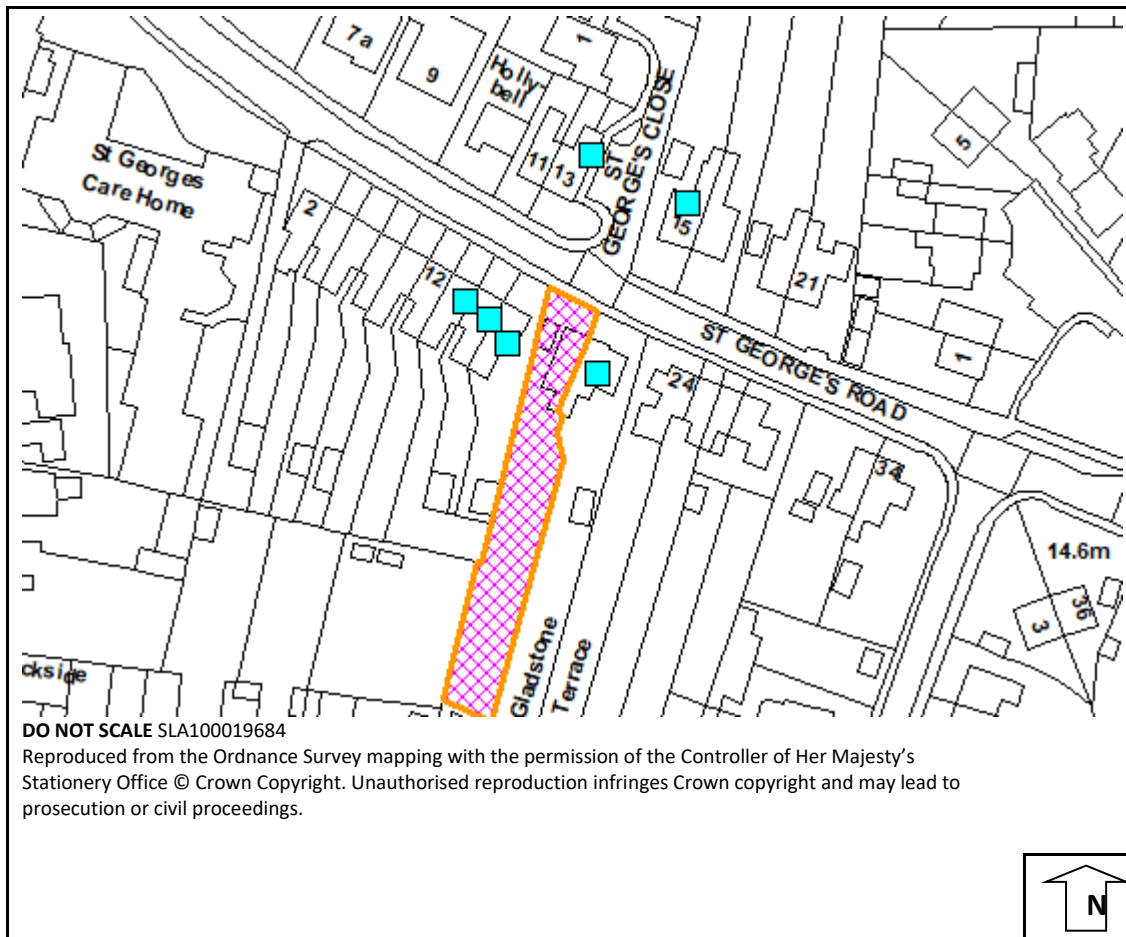
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

Background information

See application reference DC/21/1823/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support

Committee Report

Planning Committee North - 8 June 2021

Application no DC/21/1462/FUL

Location

The Alders
Potters Street
Theberton
IP16 4RL

Expiry date 18 May 2021

Application type Full Application

Applicant Mr Adam Hurrell

Parish Theberton

Proposal Two storey extension to west facing elevation of dwelling. Remove and rebuild existing storage barn to form single storey extension linking to proposed two storey extension

Case Officer Beth Hughes
07385 407141
beth.hughes@eastsoffolk.gov.uk

1. Summary

- 1.1 The application seeks consent for the removal of an existing storage barn to erect a single storey extension, which will join to a proposed two-storey extension, at The Alders, Potters Street, Theberton, IP16 4RL. Theberton and Eastbridge Parish Council support this application. Officers consider that the proposal accords with the Local Plan.

Reason for Committee

- 1.2 The application is presented to Planning Committee (North) because the applicant is a close relative of Cllr Tony Cooper.

Recommendation

- 1.3 It is the officer's recommendation that this application be approved in accordance with the policies of the East Suffolk Council, Suffolk Coastal Local Plan.

2. Site description

- 2.1 The Alders is a two-storey, detached residential dwelling in the small village of Theberton (SCLP3.2), but is situated outside of the village's settlement boundary (SCLP3.3). The property has a very large curtilage which sits within extensive agricultural land with few properties surrounding it, and therefore benefits from being relatively private. The property is not within an Area of Outstanding Natural Beauty (AONB), a conservation area, a Site of Special Scientific Interest (SSSI), nor is it a listed building.
- 2.2 The northern and eastern parts of the curtilage, including the dwelling, lies within EA Flood Zone 2 - an area at risk from flooding from the sea from a 1 in 200-year event. The present-day flood level is 3.2m AOD, the predicted flood level in 25 years (with climate change) is predicted to be 3.39m AOD.

3. Proposal

- 3.1 The application proposes the removal of an existing storage barn to erect a single storey extension (which will be referred to from here as 'extension one'), which will join to a proposed two-storey extension (referred to from here as 'extension two'). Extension one will be built upon the footprint of the existing barn, which is currently two-storeys high. The height of this extension will not differ greatly from the existing barn, though will in fact be slightly lower to compliment the height of proposed extension two which will be subservient to the main dwellinghouse.
- 3.2 The materials for extension one will be 'soft red facing brick plinth with black feather edged timber cladding above to match [the] original [storage barn]', whilst the materials for extension two will be 'render finish ... to match [the] existing dwelling'.
- 3.3 The roof of both extensions will be pitched, with the roof of extension two being subservient to the existing dwelling (as previously stated), and the max height of extension one being to the eaves of extension two, also sitting subservient. The roof materials of extension two are proposed as 'natural slate covering ... to match [the] existing dwelling' and for extension one, 'pan tile ... to match [the] original [storage barn]'.
- 3.4 Extension one will have a door on its eastern elevation, a door and two sets of windows on its western elevation, but no windows nor doors on the northern elevation (the southern elevation joins extension two). Extension two will house a series of windows and doors on both the western and southern elevations, and a single glazed, large window on the ground floor of the north elevation where the two extensions connect with the main dwellinghouse.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Theberton Parish Council	30 March 2021	15 April 2021
Summary of comments: <i>Theberton and Eastbridge Parish Council agreed to support this application however it noted that this might be an opportunity to improve the aesthetic qualities of the house with brick or boarded finish to the new extended parts of the building. This will vastly improve the setting in which the property sits as any further rendered finish, particularly on the south elevation, will only further compound the less than pleasing qualities the building has in its present form.</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	30 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	30 March 2021	No response
Summary of comments: No comments received.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 April 2021

Expiry date: 5 May 2021

6. Planning policy

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

7. Planning considerations

- 7.1 All applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Key relevant policies in the East Suffolk Council (Suffolk Coastal) Local Plan are SCLP11.1 Design Quality and SCLP11.2 Residential Amenity.
- 7.2 The works proposed are considered to enhance the property as a whole, especially by redeveloping the space where the current ageing, storage barn stands. Whilst the development is sizeable, the property has a large curtilage, and the extended dwelling would sit comfortably in that context. The proposal would not be an overdevelopment of the site, nor would it detract from the character of the existing dwellinghouse.
- 7.3 The proposed height of the extensions are well related to the dwelling, by making extension two subservient to the existing dwellinghouse, and extension one subservient to extension two. These will read as well-designed additions to the dwelling. The materials proposed further demonstrate good design as they have been chosen so to relate well to the existing dwelling and. The orientation and position of the extensions, as well as the position of windows and doors, mean that the benefits of having such a significant amount of green space can be utilised, as can access to an abundance of natural daylight.
- 7.4 It is not considered that privacy/overlooking will be an issue, nor will light spillage, noise, disturbance, nor pollution in the form of light and air quality. This because there are no close neighbouring properties, and the proposal is only for extensions to the dwelling.
- 7.5 For the reasons given, the scheme accords with SCLP11.1 and SCLP11.2.
- 7.6 The dwelling lies within Flood Zone 2 and therefore the Environment Agency has been consulted but offer no comments on the application. Officers have had appropriate regard to the Environment Agency's standing advice for householder development in flood zones 2&3, which sets out (amongst other things) that floor levels in new extensions are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The plans indicate floor levels would be no lower than existing levels, and it would be appropriate to apply a condition to secure the finished ground floor levels as such to ensure flood risk is mitigated.

8. Conclusion

- 8.1 With regard to the outlined policies, the proposal is considered to accord with the Local Plan and is recommended for approval.

9. Recommendation

- 9.1 Approve.

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 not be carried out other than in accordance with Site Plan and Drawings received on 24th March, 2021 ('OS MasterMap 1:1250 scale Site/Location Plan', 'OS MasterMap 1:250 scale Proposed Block/Layout Plan', 'Proposed Floor Plans & Elevations Drg No. Dwg.J2109.pp 1', 'Existing Floor Plans & Elevations Drg No. Dwg. J2109.ep').

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.

4. The finished (ground) floor levels of the extension shall be no lower than ground floor levels in the existing dwellinghouse.

Reason: to ensure the extension is no more vulnerable to flooding than the existing dwellinghouse, in accordance with Environment Agency standing advice.

11. Informatives:

1. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

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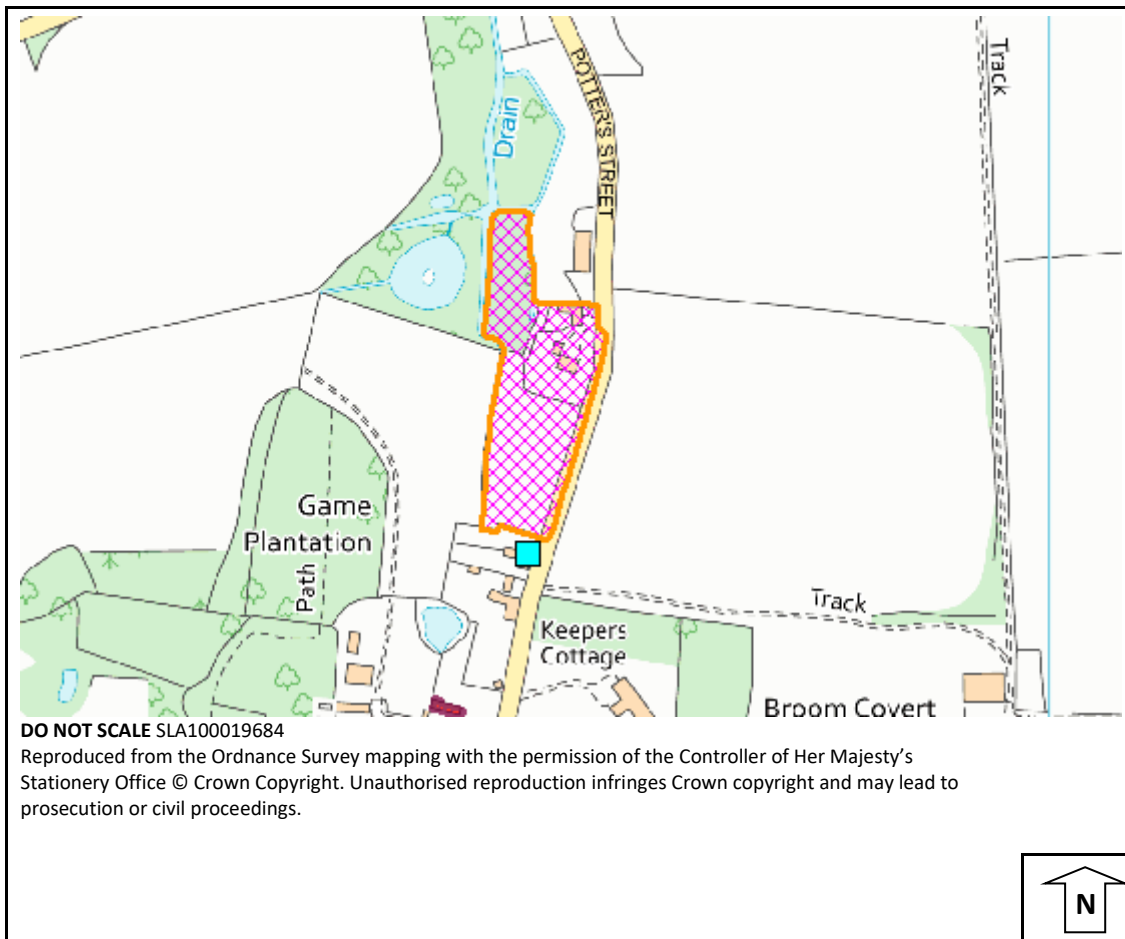
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

2. 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 Papers

See application reference DC/21/1462/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support