



## Committee Report

**Planning Committee** - 10 March 2020

**Application no** DC/19/4826/FUL

**Location**

14 Moyes Road  
Lowestoft  
Suffolk  
NR32 3NY

**Expiry date** 9 February 2020

**Application type** Full Application

**Applicant** Mr Kristian Giddins

**Parish** Oulton Broad

**Proposal** Construction of single storey rear extension, loft conversion and associated works.

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

- 1.1 This householder application concerns a proposed single storey rear extension and conversion of the loft including dormer windows to the front and rear and a new first floor side gable window.
- 1.2 Officers consider the proposal to be acceptable in accordance with the relevant policies of the Local Plan and NPPF, and therefore recommend that planning permission be granted.
- 1.3 The application was presented to the referral panel on 11th February 2020 where Members agreed to refer the application to the North Area Planning Committee.

### 2. Site description

- 2.1 The application property is a semi-detached bungalow located on the eastern side of Moyes Road in Oulton Broad. Moyes Road is one of several straight link roads spurring off Hall

Road, uphill in a northerly direction within the residential Rock Estate which was constructed in the 1970's. Development comprises a variety of dwelling sizes and styles with no predominant design. Roads are unrestricted with on street parking available both sides.

- 2.2 To the south side of the site is another bungalow, though detached and gable fronted. To the north side, as the land rises, is the other half of the semi-detached bungalow attached to the application site and that property has a three metre deep front extension. Alongside that dwelling the properties then change to two storeys in height and there are terraced houses opposite the site.
- 2.3 In terms of plot size, the site has a frontage measuring 7.5m depth from the pavement and eight metres wide, a 2.5m wide gap to the southern side boundary and a rear garden depth of 18 metres. There are no planning constraints affecting the site.
- 2.4 The site falls within the settlement boundary and is not located in a conservation area or covered by any other planning constraints.

#### Planning History

- 2.5 A single storey rear extension was approved at the property in 2005 but the development was never implemented (DC/05/1282/FUL).

### **3. Proposal**

- 3.1 The proposal comprises two main elements: firstly, a rear extension in matching brick and tiles with a pitched roof, projecting 4.5 metres from the bungalow and 4.4 metres high to the central apex; the second component relates to works associated with conversion of the attic space. These works comprise three modestly sized dormer windows (two at the rear and one at the front) and an end gable window.
- 3.2 The loft conversion itself does not require planning permission and neither do the two rear dormer windows proposed as they are below the size limit for permitted development; therefore the only aspect of the loft conversion works controlled under planning law are the front dormer window and also the new high level side window as it will be a clear glazed opening window.

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

- 4.1 An objection has been received from an adjoining neighbour which is of a highly sensitive nature. The points raised are non-material in planning terms and relate to the likelihood of noise and disturbance during construction which will affect existing ill health issues.

### **5. Consultees**

#### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Oulton Broad Parish Council	30 January 2020	3 February 2020

Summary of comments:  
Very tight in the extension. Over development.  
Recommending referral ESC Planning Committee for consideration. Recommend possible site visit.  
The road appears to be very narrow too.

Consultee	Date consulted	Date reply received
Lowestoft Town Council	16 December 2019	No response
Summary of comments: Consulted in error - should have been OB parish council.		

## 6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 19 December 2019

Expiry date: 14 January 2020

## 7. Planning policy

National Planning Policy Framework

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

## 8. Planning considerations

- 8.1 The current accommodation comprises a small kitchen and bathroom, a living room and two bedrooms within a total floor plate of 10m x 6.2m which is less than average size. An extension of the bungalow and/or use of the generous roof height is therefore likely, particularly given the garden depth, and a rear extension has already been granted previously but not constructed.
- 8.2 The fallback position with regard to permitted development is relevant in this case. It would be exempt to build a rear extension out to a depth of three metres projection and 4 metres in height, or to six metres projection with no neighbour objection under the prior notification procedure. The current extension proposal is 4.5 metres deep (1.5m more than the exempt depth) with just the centre of the roof apex exceeding the exempt height limit by 0.5m. The key considerations are scale and the likely impact of the proposed rear extension to the adjoining neighbour on the north side with regard to loss of light or outlook.
- 8.3 The neighbour has a low level, glazed conservatory which is only marginally taller than the existing 1.8 metre high brick wall along the boundary so will already be shaded to a large extent once the sun has moved around from east to south. Any additional shading would occur through the roof of the conservatory for a relatively short period before the sun

moves behind the main dwelling in the afternoon. This level of light loss is not deemed to be significant.

#### Scale

- 8.4 The proposed form of the extension, with its low eaves height and roof pitched away from the boundary is judged to be preferable to either a flat roofed structure with a high eaves level or a lean-to roof which again would have a taller side return wall close to the neighbour and thus would be more imposing.
- 8.5 As mentioned, the loft conversion and rear dormer roof windows do not in fact require planning permission and could be carried out at any time, even on a larger scale, despite potential overlooking issues. The proportions and design of the dormer windows are all considered to be suitably subservient to the host structure and in harmony with their surroundings.
- 8.6 It may be that the Parish Council are referring to the increase in number of bedrooms as potential overdevelopment; the resultant dwelling would contain four modestly sized bedrooms as shown on the proposed floor plans which is double the current provision. Internal layout is controlled by Building Regulations and the number of occupants living at the property is only significant with regard to parking, in planning terms. Thus, the three material planning considerations relating to the loft conversion are the increased requirement for *parking provision*, the *appearance* of the front dormer window in the streetscape and the *amenity impact* of the new side facing window upon the neighbours to the south side.

#### Parking

- 8.7 The majority of the site frontage has been hard surfaced and can comfortably accommodate two vehicles off road plus a further vehicle could fit alongside the bungalow, albeit rather tight. Three spaces would be the expected parking standard to correspond with four bedrooms in a new build property; however, the combination of on- street parking and hard standing for two vehicles is deemed sufficient in this context where the layout suggests that occupants may include children. It has not been specified in the application particulars who will be residing at the property, but that is not a planning consideration, in any event.

#### Design and Appearance

- 8.8 The controlled front dormer window will be of modest height and proportions and is judged to be in keeping with the character of the surrounding area. The pair of bungalows are recessed behind the houses on the north side which reduces visual impact and there will be no overlooking of the neighbouring front extension or detriment to the streetscene.

#### Amenity

- 8.9 Impact of the rear extension upon the adjoining neighbour's outlook is mitigated by the presence of the existing brick boundary wall and helped further by the extension being set in half a metre from the boundary. The new first floor opening window in the side wall is also considered acceptable in its proposed location as it will only provide a view down onto the neighbouring bungalow roof and driveway.
- 8.10 The adjacent neighbour has not raised any concerns regarding loss of amenity; the material planning concern raised is in respect of noise and disruption during building works.

## **9. Conclusion**

- 9.1 All aspects have been carefully considered on the planning merits of the case. Officers do not consider that the proposals represent an overdevelopment of the site and much of the work could be carried out without planning consent, in any event. The Planning Authority sympathises with the neighbour's concerns regarding disturbance during the construction period, but this is of a temporary nature and not likely so adverse to justify a refusal of planning permission.
- 9.2 Officer consider that the proposed development accords with the design and amenity objectives of policy WLP8.29 (Design) and, therefore, the application is recommended for approval.

## **10. Recommendation**

Approval recommended.

## **11. 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 Drawing no. 19/185/01 Rev B received 16th December 2019, 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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance of the development.

## **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@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.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.

CIL forms can be downloaded direct from the planning portal:

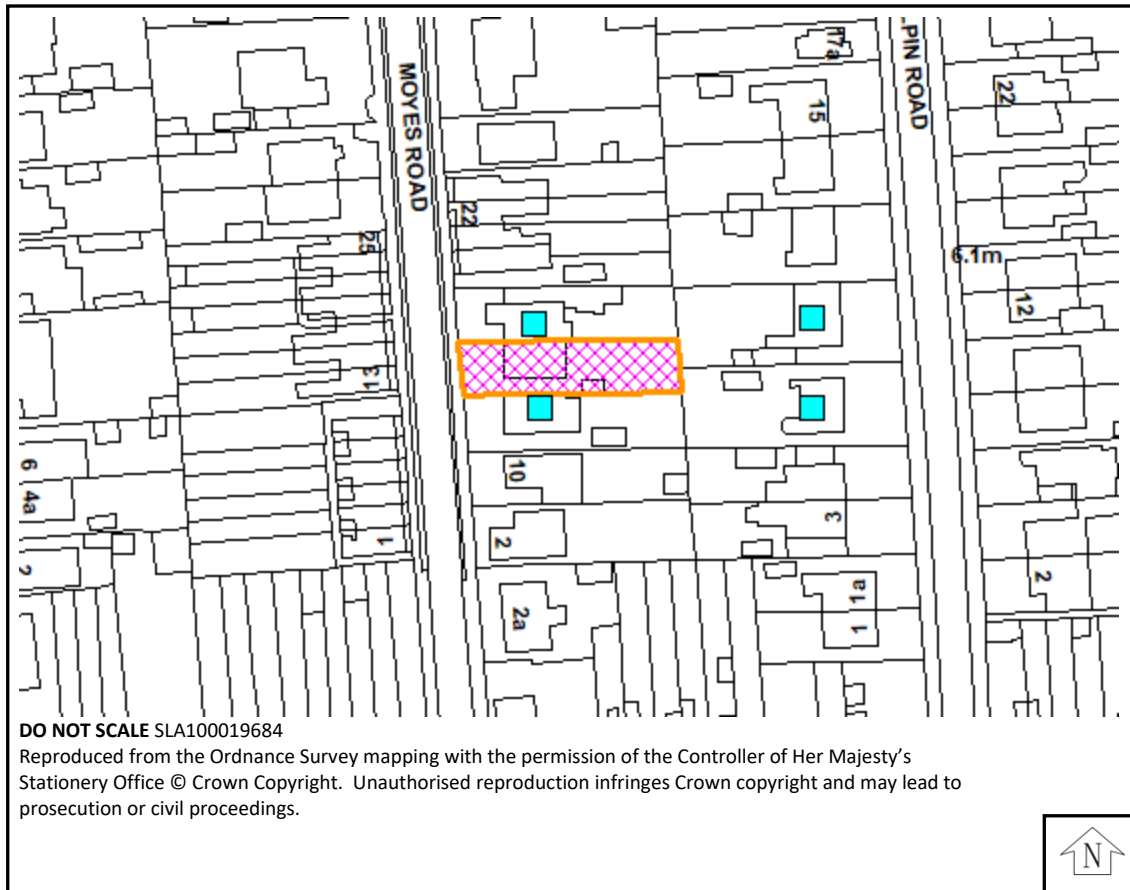
[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

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





### **Background information**

See application reference DC/19/4826/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2K9K5QXGLM00>

## Map



## Key

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