



Committee Report

Planning Committee – 11 February 2020

Application no DC/19/3918/FUL

Location

79 Rushton Drive
Carlton Colville
Lowestoft
Suffolk
NR33 8GB

Expiry date 23 January 2020

Application type Full Application

Applicant Mrs Zoe Botten

Parish Carlton Colville

Proposal Extend the size of existing lounge onto the front garden

Case Officer Debbi Wicks
01502 523020
debbi.wicks@eastsoffolk.gov.uk

1. Summary

- 1.1. The application comes before planning committee as the applicant is an employee of East Suffolk Council.
- 1.2. This householder application seeks planning permission for the construction of a single storey front extension to a detached property in Lowestoft. The proposal is acceptable and in accordance with the Local Plan. Approval is therefore recommended.

2. Site description

- 2.1. The subject property is a modern, detached dwelling positioned as part of a group of four, served by a private drive leading from Rushton Drive which is the main distributor road through a large housing development in Carlton Colville. The site is within the settlement boundary and directly adjoins the southern side of a recently constructed main highway

known as the South Lowestoft Relief Road. Consequently, there is a wide, landscaped green buffer to the north side of the applicant's boundary fence.

- 2.2. The four dwellings in the group are arranged as two pairs facing one another and no.79 differs in that it is the only one of the four which does not have a garage. The property is positioned behind no. 77 and is also set back further from the eastern front wall which means that it is currently fairly concealed from Rushton Drive.
- 2.3. The group also differs in external appearance with the two dwellings at the rear faced in buff brick while to the front of the site no. 77 is red brick and no.83 has a white rendered and painted exterior, stone sills and a contrasting window design. There is a central brickweave shared driveway and an open grassed area retained to the front of 77 and 79.
- 2.4. There is no relevant planning history and the site is not located within a conservation area or subject to any other planning constraints.

3. Proposal

- 3.1. This application proposes a forward extension of the living room on the northern side of the property, projecting just under 3.5 metres and five metres wide and to a height of 4.3 metres at the central apex of the pitched roof. The extension will be constructed in brick and tiles to match the host dwelling.

4. Consultations/comments

- 4.1. No third party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Carlton Colville Town Council	3 December 2019	31 December 2019
Summary of comments: Approval.		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 10 December 2019

Expiry date: 3 January 2020

6. Planning policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination is made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant policies of the Development Plan are:

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

6.3. The National Planning Policy Framework is also a material consideration.

7. Planning considerations

7.1. The key considerations in assessing this proposal are its resultant visual impact, being forward of the principal elevation and the relationship with surrounding buildings in terms of scale and proportions.

Siting and scale

7.2. The area where the extension is proposed is currently underused and is purely an open visual gap. From the floor plans supplied, the present living room does appear rather small and doubling its depth on the part of the site and in the manner proposed would seem to be a natural expansion of the property with minimal impact arising. The additional footprint is not considered to be excessive and the resultant scale and massing will be in harmony with the host dwelling.

Neighbour Impact

7.3. Due to the positioning of the extension, there can be no neighbour amenity impact as there is no neighbouring dwelling to the north side of the site and the proposal will be shielded from the eastern neighbour by their own double garage located in between the fronts of the two dwellings. The two properties to the south of the grouping will be unaffected.

Design and Appearance

7.4. With regard to form and design, the proposal will replicate the gabled front projection to which it will be attached, with a sympathetic design, albeit with no east facing aperture proposed. This is understandable, however, given the context - as any window in the new gable would have a restricted outlook due to the neighbour's garage alignment. The proposed northern side wall will be seen from the bypass but will be no closer to the boundary than many others in the vicinity and will not look prominent or out of keeping with its surroundings.

8. Conclusion

8.1. All elements of the proposal are deemed compliant with the aims of policy WLP8.29 and as such no objection is raised by officers.

9. Recommendation

9.1. Approval recommended.

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 the Site Plan and Drawing No. 2554.19.1 received 15th October and 29th November 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@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.

CIL forms can be downloaded direct from the planning portal:

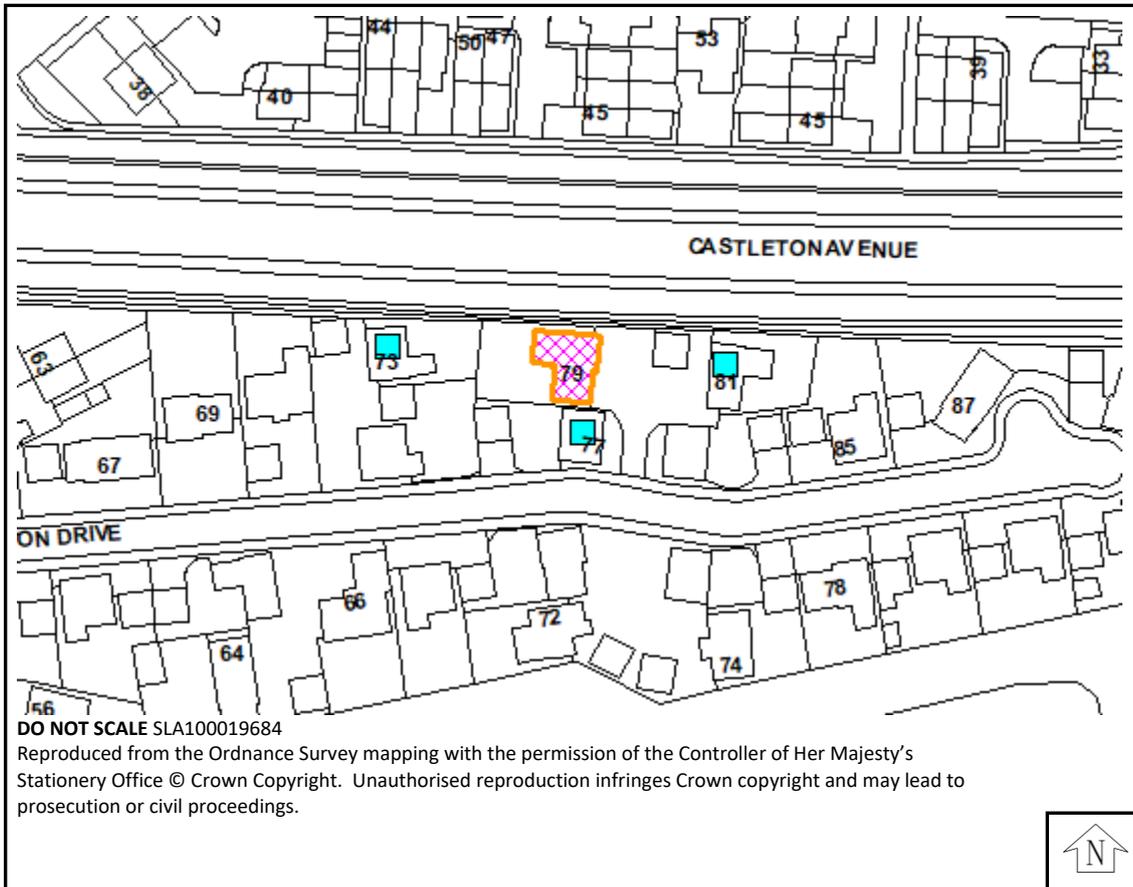
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/19/3918/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PYYK4HQXMZ400>

Map



Key

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