



Committee Report

Planning Committee North – 9 November 2021

Application no DC/21/3919/FUL

Location

1 Westwood Avenue
Lowestoft
Suffolk
NR33 9RP

Expiry date 12 October 2021

Application type Full Application

Applicant Ms Hayley Wright

Parish Lowestoft

Proposal Additional storey over existing single storey side extension

Case Officer Debbi Wicks
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1. Summary

1.1. This householder application proposes a first-floor side extension above a previous single storey extension at a semi-detached property in Lowestoft. The application is automatically referred to Planning Committee (North) for determination under the Scheme of Delegation as the house is currently still under the ownership of East Suffolk Council. There has been no response from the Town Council at the time of drafting this report.

2. Planning History

2.1. DC/04/1400/FUL permitted the existing side extension which comprises a bedroom and wet room in 2004. The tenant is registered disabled.

2.2 DC/21/3439/FUL was recently submitted for the same development as currently proposed. However, it came to light that the incorrect ownership certificate had been submitted with regard to the Council's interest in the land and therefore the application was withdrawn

and subsequently superseded by this current submission (where appropriate notice has been served and the relevant certificates on the application form completed).

- 2.3. The property - no.1 Westwood Avenue - is a mid twentieth century red brick house constructed as part of a large development of Council housing stock. The site falls inside the Carlton and Whitton ward, close to the border with the Kirkley area of South Lowestoft. It is not in a Conservation Area and there are no restrictions on permitted development rights. The surrounding neighbourhood comprises similar dwellings to the north side of Westwood Avenue, while to the south there is a primary school directly opposite the site and this is flanked by bungalows of more recent construction. The application dwelling occupies a prominent location as it is a corner plot at a road junction. The side elevation, where development is proposed, fronts onto Briarwood Road to the southeast.
- 2.4. Due to the age and character of these properties, they were not constructed with garaging; the dwellings have single storey links between pairs providing additional storage and there are narrow tracks to the rear of the houses providing pedestrian access. Parking is aided by laybys along the highways and the application site itself benefits from added parking provision in the form of a surfaced strip of land immediately outside the curtilage to the side, in between the garden fence and the highway, which can accommodate 2-3 vehicles.
- 2.5. The proposal does not look to increase the 4.3m wide footprint of the current pitched roof extension; a new ensuite bedroom would be provided directly above the ground floor bedroom, wet room and hallway and this is set back half a metre from the main front wall of the house and finishes in line with the host building at the rear. There will be no first-floor side facing windows and the new bathroom window would face the rear garden. A departure from matching facing brick is proposed for the new first floor element and this would be a pale coloured hardiplank cladding.
- 2.6. There would be no impact upon neighbours' amenity from this proposal due to its siting and the only additional bedroom window would face the road at the front. The existing parking provision is also assessed as adequate in relation to the increase in number of bedrooms and no third-party comments have been received.

3. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	1 September 2021	
Summary of comments: The Town Council's Planning Committee considered this application at a meeting on 21 September 2021. It was agreed to recommend approval of the application		

Non-statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Estates Asset Management	2 September 2021	No response
Summary of comments: No response.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 1 September 2021

Expiry date: 22 September 2021

4. Planning policy

National Planning Policy Framework 2021 (NPPF)

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

5. Planning considerations

- 5.1. The proposal is assessed having regard to key policy WLP8.29 of the East Suffolk Waveney Local Plan 2019 which sets out that proposals must:
- 5.2. Demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness;
- 5.3. Respond to local context and the form of surrounding buildings in relation to the overall scale and character, layout, site coverage, height and massing of existing buildings in addition to respecting the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular.
- 5.4. Applying the policy aims to this application, the proposal is judged to be in harmony with the design, scale, height and general proportions of the site, being positioned 3.8m from the splayed boundary at the front corner, increasing to 10 metres from the side boundary at the rear corner and following the form of the main dwelling with a slightly lowered ridge.

- 5.5. With regard to the choice of external materials, this is seen to be acceptable in this particular site context as the property is positioned directly across from a new dwelling, no.78 Briarwood Road, which was permitted and built in 2017 (DC/17/1404/FUL) at the end of the brick terrace and this new build is faced in grey/ blue hardiplank at upper floor level with white render below, thus there is a precedent for coloured cladding already adjacent to this site and several other neighbouring dwellings have also painted over the original dark red brick with a pale coloured paint finish. The resultant streetscape is already now a varied mix and the addition of further cladding to the first-floor extension proposed is judged to be in keeping with its surroundings, with no adverse visual impact created.

6. Conclusion

- 6.1. The scheme is judged to be policy compliant, with no objections raised. Planning permission can therefore be granted.

7. Recommendation

- 7.1. Approve.

8. 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. 2158-001 and Site Plan received 18th August 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 external surfaces of the extension hereby permitted shall be clad in coloured Hardiplank as confirmed in the email from agent received 20th September 2021, unless varied by a subsequent application to the Planning Authority. Roof tiles shall match as closely as possible those on the existing dwelling.

Reason: for the avoidance of doubt as to what has been considered and approved.

Informatives:

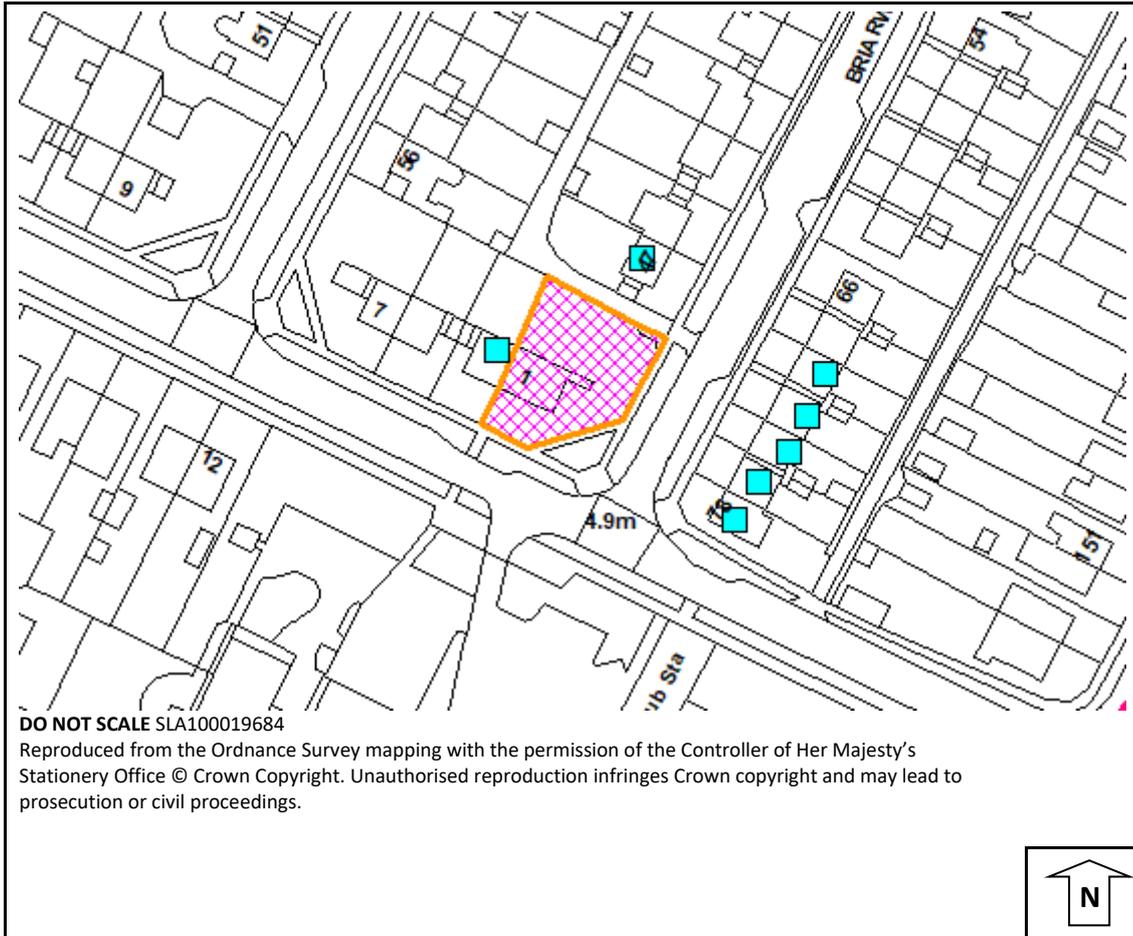
1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning

application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/21/3919/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support