



Committee Report

Planning committee - 12 July 2022

Application no DC/21/4834/FUL

Location

36 Ashburnham Way
Lowestoft
Suffolk
NR33 8SJ

Expiry date 20 December 2021

Application type Full Application

Applicant Mr T Rouse

Parish Lowestoft

Proposal Front porch extension, two storey side extension, rear extension, materials

Case Officer Joe Blackmore
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1. Summary

- 1.1 This application seeks permission for extensions and alterations to the dwelling at 36 Ashburnham Way. The proposal accords with the Development Plan, and no objections have been received. The application is recommended for approval.
- 1.2 The application is referred direct to the Planning Committee (North) for determination, as the applicant is a close relative of an East Suffolk Council employee.

2. Site Description

- 2.1 36 Ashburnham Way is a two-storey detached dwelling located to the north side of Ashburnham Way – a main estate road that links the A117 (to the east) with the A146 (to the west). The dwelling fronts toward the road and is therefore quite prominent in the streetscene; however, its vehicle access is via the residential cul-de-sac, Thistledown, to the north. There is a footway/footpath that runs to the western side of the site, and this

connects Thistledown with Ashburnham Way. To the south side of the road is the group of shops and services including a supermarket and the health centre.

- 2.2 The site is not in a designated planning location, and therefore no significant planning constraints influence the consideration of this application. It is a suburban residential context within the defined settlement boundary.

3. Proposed Development

- 3.1 The existing dwelling is a simple, modest two-storey dwelling with a narrow rectangular plan form and three bedrooms at first floor. There is a small, detached garage to the rear of the site that is to be demolished and replaced. The proposal comprises a two-storey side extension, along with a single storey rear extension to include a new integral garage. The garage being incorporated into the dwelling in this way will create some space to the northern part of the site for improved off-road parking, and the garage itself also including a parking space. The existing modest canopy over the front door would be replaced with a single storey porch – flat roofed and contemporary in form.
- 3.2 The proposal includes a comprehensive renovation of the property, including the rendering and painting of the existing dwelling (along with the single storey extension, front porch, and existing garage). The two-storey element would be clad in vertical cedar boarding.
- 3.3 The proposal also includes the demolition of the existing serpentine brick wall and its replacement with a wall, of a more linear form, constructed of render panels with engineering brick detailing.
- 3.4 The extended dwelling would provide four bedrooms at first floor and at least two car parking spaces, potentially three.

4. Third Party Representations

- 4.1 No third-party representations received.

5. Consultees

Consultee	Date consulted	Date reply received
Lowestoft Town Council	1 November 2021	22 November 2021
Summary of comments: The Town Council's Planning Committee considered this application at a meeting on 16 November 2021. It was agreed to recommend approval of the application		

6. Site notices

- 6.1 General Site Notice Reason for site notice: General Site Notice

7. Planning policy

- 7.1 WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 7.2 National Planning Policy Framework 2021 (NPPF)

8. Planning Considerations

- 8.1 All planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The key issues to consider with this application are design/impact on character and appearance of the area; and impact on neighbour amenity/living conditions. The relevant policy test is therefore WLP8.29 (Design) of the Local Plan. This policy promotes a high standard of design across all development types. In respect of householder extensions, it is expected that proposals are well-related to the host dwelling and surrounding buildings and designed in a manner that does not harm neighbour amenity.
- 8.2 Initially, officers raised some concerns about the proximity of the two-storey element to the public footpath that runs along the western edge of the site. This is because the proposed extension would be approximately 0.5 metres from the edge of that footpath. Along with the existing enclosure on the western side, officers considered the potential tunnelling effect of the proposed extensions. However, on reflection, this is not a rural walking route; it is an urban connection linking Ashburnham Way to Thistledown. It is a short stretch of footpath, and the two-storey extension will enclose a relatively short section of that whereby there would not be any significant harm to the useability or enjoyment of that route. It will not have such a tunnelling affect to turn that into an alleyway dangerous for pedestrians. For those reasons, officers have concluded the size of the side extension, and its proximity to the footpath, is acceptable.
- 8.3 In terms of the impact on the streetscene, the proposal will be a notable change to the appearance of the dwelling, particularly when viewed from Ashburnham Way. However, the design of the extensions is good with the cladded side extension clearly reading as a separate and new addition. The rendering of the property and single storey elements will transform the dwelling from a typical estate home to a more contemporary, larger dwelling, but that will not cause any harm to the appearance of the area. The new porch is quite a bold feature, but it will fit with the contemporary aesthetic of the extended and renovated dwelling.
- 8.4 Relative to the size of the plot, the extensions are acceptable as sufficient garden space would be retained. Incorporating the garage into the dwelling footprint will improve the rear parking arrangement, which is a benefit, and will ensure that any parking increase linked to the larger dwelling will be accommodated on-site.
- 8.5 In terms of neighbour living conditions, it is noted that no third-party representations have been received. The main neighbouring properties potentially affected are at Nos. 23 and 38 to the north-west and west, respectively.

- 8.6 No.23's rear elevation and garden is south facing, so likely enjoys quite good sunlight to those areas. There may be a minor impact on light levels in the early part of the day but, as the sun tracks around, then the side extension would not block sunlight entering their property. Because the side extension is far enough to the east (relative to No.23) the outlook from that neighbouring property will not be harmed. The extensions will be visible from their property, but not in a way that will be overbearing or erode the enjoyment of their rear garden.
- 8.7 Regarding the neighbour to the west at No.38, this dwelling faces east so its principal elevation looks onto the front of the application site. However, it is positioned farther south, so its outlook to the east is down Ashburnham Way, and the extension will not harm that. For that same reason, the two-storey side extension will not impact on light levels to the front windows of No.38, nor will it be an overbearing form of development, relative to that neighbour.
- 8.8 For a fairly dense pattern of development, this proposal successfully adds sizeable extensions to the dwelling without causing any neighbour amenity harm. The single storey additions to the rear are modest in depth and overall height whereby none of the nearby properties would be materially impacted.
- 8.9 The removal of the serpentine garden wall is unfortunate, and officers would prefer to see that retained as a characteristic feature of the wider development. However, its removal does not require planning permission in this location. Given the proposed position of the new wall, set back considerably from the edge of the highway, it appears that this element of the proposal does not actually require planning permission. This is because a boundary wall/means of enclosure (not adjacent the highway) of up to 2 metres in height is permitted development via the General Permitted Development Order 2015 (as amended). Given this element of the scheme could take place without planning permission being required, there are no grounds to require the retention of the existing wall, nor to specify that the replacement wall be built of brick.
- 8.10 For the reasons given, the proposal accords with the design and amenity objectives of WLP8.29 (Design) and therefore planning permission can be granted.

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.

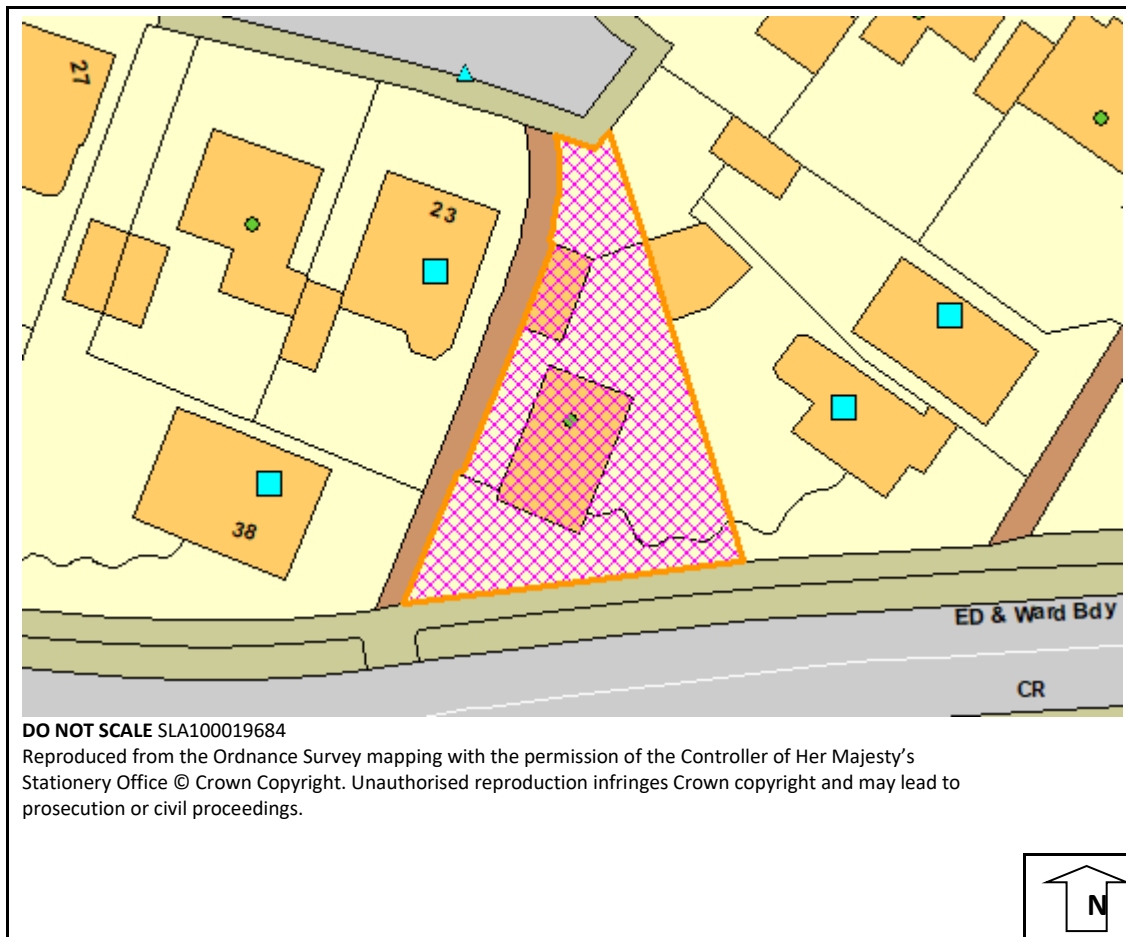
2. The development hereby permitted shall be carried out in accordance with Drawing No. 2851.21.1, received 22 October 2021.

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





11. Background Papers

See application reference DC/21/4834/FUL on [Public Access](#)

Map



Key

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