



Committee Report

Planning Committee - 11 February 2020

Application no DC/20/0003/FUL

Location

47 Southend Road
Bungay
Suffolk
NR35 1DN

Expiry date 27 February 2020

Application type Full Application

Applicant Mr Danny Clarke

Parish Bungay

Proposal Side and rear extensions and replacement windows

Case Officer Iain Robertson
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1. Summary

- 1.1. Planning permission is sought for the construction of a first-floor side and single storey rear extension and replacement windows to the property which is situated within the Bungay Conservation Area. The dwelling is noted as being a building of local importance within the Conservation Area Appraisal.
- 1.2. The Conservation Area is protected by an Article 4 (2) direction which removes permitted development rights for such alterations which would not otherwise require planning permission. In this case it relates to the replacement windows, with the door having been granted consent to be replaced in March 2019.
- 1.3. The proposal is considered to preserve the character and appearance of the Conservation Area and is therefore recommended for approval.
- 1.4. This item has come before Members as the applicant is employed by East Suffolk Council.

2. Site description

- 2.1. The property subject to this application is one half of a pair of late nineteenth-century dwellings constructed from gault brick, rendered and painted with a slate roof and end ridge stacks. Each pair of dwellings are two-storey and have two windows with entrance doors at the centre creating a symmetrical appearance within the street. There are wedge lintels over the ground floor openings.
- 2.2. The dwelling is located on the eastern side of Southend Road and is midway along the road, where the road curves round from the northeast to the south, with St Johns Road junction being to the north-east and Tower Mill Road to the south.
- 2.3. The area is mixed in character although there is a predominance to late Victorian two-storey dwellings either in terraced or semi-detached form, with more modern dwellings mixed in - generally of single storey form.

3. Proposal

- 3.1. First floor side and single storey rear extensions and replacement windows.

4. Consultations/comments

- 4.1. No third-party comments have been received in respect of this application.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Bungay Town Council	3 January 2020	23 January 2020
Summary of comments: Recommended for approval with no additional comments.		

5. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	10 January 2020	31 January 2020	Beccles and Bungay Journal
Conservation Area	10 January 2020	31 January 2020	Lowestoft Journal

6. Site notices

General Site Notice

Reason for site notice: Conservation Area
Date posted: 10 January 2020
Expiry date: 31 January 2020

7. Planning policy

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's Development Plan, unless material considerations indicate otherwise.
- 7.2. The East Suffolk Council – Waveney Local Plan (2019) policies are considered relevant:
- WLP8.29 - Design
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas
- 7.3. The National Planning Policy Framework (NPPF 2019) and National Planning Policy Guidance (NPPG) are material considerations.

8. Planning considerations

Residential amenity:

- 8.1. The proposed first floor extension is to be constructed above the existing garage. The dwelling to the immediate north is of a single storey form with one window in the side elevation facing the application site and is set back from the front of the garage by approximately three metres. There is approximately four metres separation between the dwellings which are separated by a close board fence. There are no windows directly overlooking the adjacent property and the rear window is a high-level window thereby maintaining privacy. There is unlikely to be any significant loss of light or overshadowing due to relationship, orientation and scale of the extensions, with the ground floor corner being chamfered and angled away from the property to maintain distances insofar as possible. The window in the chamfered element is obscured glazed as it serves a downstairs WC, with the only addition being a side entrance door to access the utility room.
- 8.2. The ground floor flat roofed element projects four metres from the rear of the property. The closest opening on the adjoining property is a rear door which is covered by a light-weight structure, this serves as a rear entrance to the property into the kitchen area. This aspect of the proposal would not impact significantly on the amenity of the adjoining property.
- 8.3. The proposal would therefore protect the amenities of neighbouring residential properties as required by Policy WLP8.29 – “Design”.

Visual amenity and street-scene:

- 8.4. With regards to the visual amenities and street-scene there would be some limited impact created by the construction of the first floor extension however there are other properties in the area which have been extended in a similar manner and it is of a form that is not unusual for this type of property. The proposed extension is subordinate to the main

property and will be clearly read as an extension and therefore will not have a significant or detrimental impact on the visual amenities of the area or the street-scene.

Heritage Considerations:

- 8.5. The planning considerations within this application relate to the impact of this proposal on the character and appearance of the Conservation Area and the architectural and historic interest of a building, highlighted as being of local importance. The Bungay Conservation Area is a designated heritage asset, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This is reflected in the heritage objectives of the NPPF and Local Plan policies WLP8.37 and WLP8.39.
- 8.6. With regard to the proposed extensions and replacement of windows to the front within the Conservation Area, the Built Heritage and Design SPD provides a point-based system to provide guidance in determining such applications. This is based on the prominence of the location, the building and the feature to be replaced. This is not relevant to the proposed extension but is required when considering the proposed replacement windows.
- 8.7. Southend Road is not in a prominent location within the Conservation Area and scores only 1 point for location. The property is however prominent in a group on Southend Road and is largely intact and is therefore given a score of 3 points, with the windows being non-original and therefore there is a 0 score for these, giving a total of 4 points. The SPD guidance therefore suggests that a suitably designed uPVC replacement is acceptable.
- 8.8. Whilst it is difficult to achieve precise replica's in uPVC, the proposed windows are reflective of the windows in the adjacent semi-detached pair at 51-53 and will not detract from the dwelling itself or the Conservation Area as a whole and are, therefore, considered acceptable.
- 8.9. Furthermore, the proposed first floor extension would be subservient and recessive. Although it would be rendered, this is considered acceptable as a matching brick would be hard to achieve satisfactorily - and a contrast would have a lesser impact than that of poorly matched brick. For the reasons given, the proposals would preserve the character and appearance of the Conservation Area in accordance with The Act, NPPF and relevant Local Plan policies.

Parking:

- 8.10. The existing garage is being converted into living accommodation as part of this proposal. The garage is small at 4.8m x 2.8m; the space in front of this is of minimal depth at 3.4m, neither of which allows for convenient parking. The garage does not appear to be used for the parking of a car which means that cars parking on the space in front of the garage obstructs the carriageway. Although the garage would be lost the extension is set further back from the road at 4.5m. Although this is not a standard sized space it is a better situation than currently exists.

9. Conclusion

- 9.1. The proposal shows the first-floor side, single storey rear extensions and the replacement of the windows using an acceptable design which is considered to be an appropriate form of development for the residential context.
- 9.2. In this case the proposal is considered to preserve the character and appearance of the Bungay Conservation Area and would therefore comply with the requirements of the Act and the Local Plan Policies. WLP8.29 “Design”, WLP8.37 “Historic Environment” and WLP8.39 – “Conservation Areas”.

10. Recommendation

10.1. That planning permission be APPROVED subject to the following 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 P01 and window specification drawing W01; received 02 January 2020, 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 unless annotated otherwise on the drawing hereby approved.

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

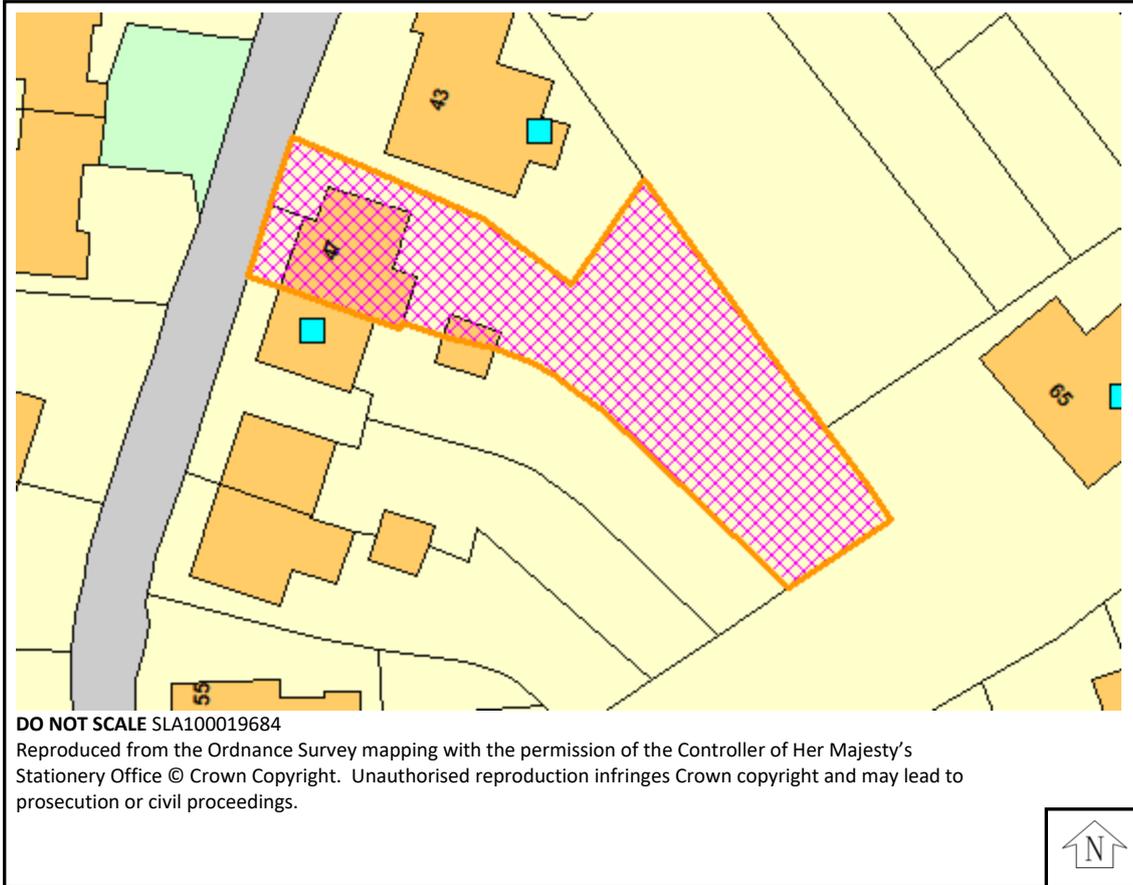
Informatives:

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.

Background information

See application reference DC/20/0003/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q3H7SUQX07400>

Map



Key

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