



Committee Report

Planning Committee South – 28 September 2021

Application no DC/21/3601/FUL

Location

11 Knights Lane
Kesgrave
Suffolk
IP5 2FS

Expiry date 21 September 2021

Application type Full Application

Applicant Mr & Mrs Quinton

Parish Kesgrave

Proposal Single storey extensions to front and rear

Case Officer Jamie Behling
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1. Summary

- 1.1. The proposed development seeks permission to erect a flat roof rear extension and to create a new porch space with WC.
- 1.2. The application was presented to the referral panel on the 7 September 2021 due to the objection from Kesgrave Town Council being contrary to Officers recommendation of Approval. The referral panel referred the item to the planning committee, to enable debate as to whether the loss of parking space warrants the refusal of the application and if the application proposes overdevelopment of the site.
- 1.3. Officer recommends Approval.

2. Site description

- 2.1. 11 Knights Lane is a link detached, two storey, three bedroom dwelling located within the settlement boundary of Kesgrave. The plot falls on the north side of Knights Lane in the

centre of the cul-de-sac where a turning area is provided in front of the property. There are residential houses surrounding the property with the main plot backing onto the main cycle/walking route through the centre of Kesgrave. The dwelling has an attached garage to the side in formation with the rest of the houses in the area.

- 2.2. The site was built out under Outline Planning Permission ref. C9999/2 which removed the permitted development rights for walls, fences, garages and car ports under condition 34. The reserved matters approval C/91/0927 did not remove any additional permitted development rights.

3. Proposal

- 3.1. The proposal seeks to erect a single storey, flat roofed extension along the full width of the rear of the dwelling, four metres in depth at its deepest point and approx. 2.75 metres in height. It will have a lantern style roof light and be finished in render.
- 3.2. A porch is also proposed on the front of the dwelling containing a small WC. The porch will be approx. 5.27sqm in size, will have a pitched roof and will be finished in the matching orange brick the house is currently made of.

4. Consultations/comments

- 4.1. No third-party representations received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Kesgrave Town Council	3 August 2021	20 August 2021
"Refuse - the committee believe the loss of off road parking makes this proposed extension unviable and overdevelopment of the site."		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 9 August 2021

Expiry date: 31 August 2021

5. Planning policy

National Planning Policy Framework 2021

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

6. Planning considerations

Visual Amenity, Street Scene and Landscape

- 6.1. The proposed rear extension is relatively low compared to some flat roof extensions and therefore this would help to reduce its bulk at the rear of the dwelling. It would not be seen within the street scene and would not be easily visible from the public footpath/cycle path at the rear of the property. The size and scale are reflective of the dwelling and its form is acceptable, finished in a material (render) which is common to the local area.
- 6.2. Under permitted development the applicant could build a rear extension up to three metres in depth without the need for planning permission. This extension is only one metre beyond that when measured from the back of the garage. Measured from the rear of the house it is only 0.65 metres beyond the permitted limit.
- 6.3. Currently the houses in the area have small canopy roofs over the front doors. The porch proposed is similar to that which No.21 has on the front of their property in the corner of the cul-de-sac. It is not overly large and would not significantly change the form or appearance of the dwelling within the street scene. Although it will add a bulkier porch to the dwelling, it is of a size and character which is sympathetic the appearance of the area. Its finish in matching brick will complement the rest of the dwelling and it will not extend the building line significantly beyond that of the current built frontage.
- 6.4. Under permitted development the property could build a porch at a size of three sqm with the proposal being just over five. It is not considered to be overly large in size or scale and therefore is acceptable.
- 6.5. Overall, the proposals would not substantially harm the character and visual amenity of the area and both elements are considered to comply with policy SCLP11.1.

Residential Amenity

- 6.6. The neighbour to the east has had no rear extension while the neighbour to the west appears to have had a rear lean-to extension across the full width of the house, approx. three metres in depth. The proposal would extend back slightly further than the

neighbours extension however it is not considered to cause the neighbour to the west a significant loss of light or sense of oppression. The neighbour to the east would be more impacted as they do not have an extension so therefore their windows would be set further back, behind the new wall. Due to its height and flat roofed form, the extension is not considered to significantly reduce the access to light or create an overbearing structure for No. 15 Knights Lane.

- 6.7. The porch is small in size and would not cause any loss of light or shadowing to either neighbour. Both elements are single storey in nature and therefore, there would be no loss to privacy or overlooking caused by either extension.
- 6.8. As no objections have been received, it is judged that the proposal would not cause any substantial harm to the residential amenity of neighbours and therefore the proposal complies with policy SCLP11.2.

Parking and Highway Safety

- 6.9. The proposal includes creating a porch within the front garden area and dividing up the garage to create a utility room. The division of the garage would not require planning permission as it is not considered development.
- 6.10. The space in front of the house was originally grassed and has since been block paved to attempt to create a better parking arrangement. This area in front of the house does not meet the space standards for a parking space and therefore cannot be treated as if it were one.
- 6.11. The proposal does not include the addition of any further bedrooms and the loss of the garage space has already been found to be possible without the need for permission.
- 6.12. Although the site already does not have sufficient parking for the number of bedrooms at the property (three), it is considered not to be made any worse by the approval of this application and therefore would not cause any greater harm to the parking provision of the area.

7. Conclusion

- 7.1. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity or the parking provision of the area, the development is therefore considered to comply with the policies listed above.

8. Recommendation

- 8.1. The application is recommended for Approval subject to conditions.

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 547-01C received 28/07/2021, 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 materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

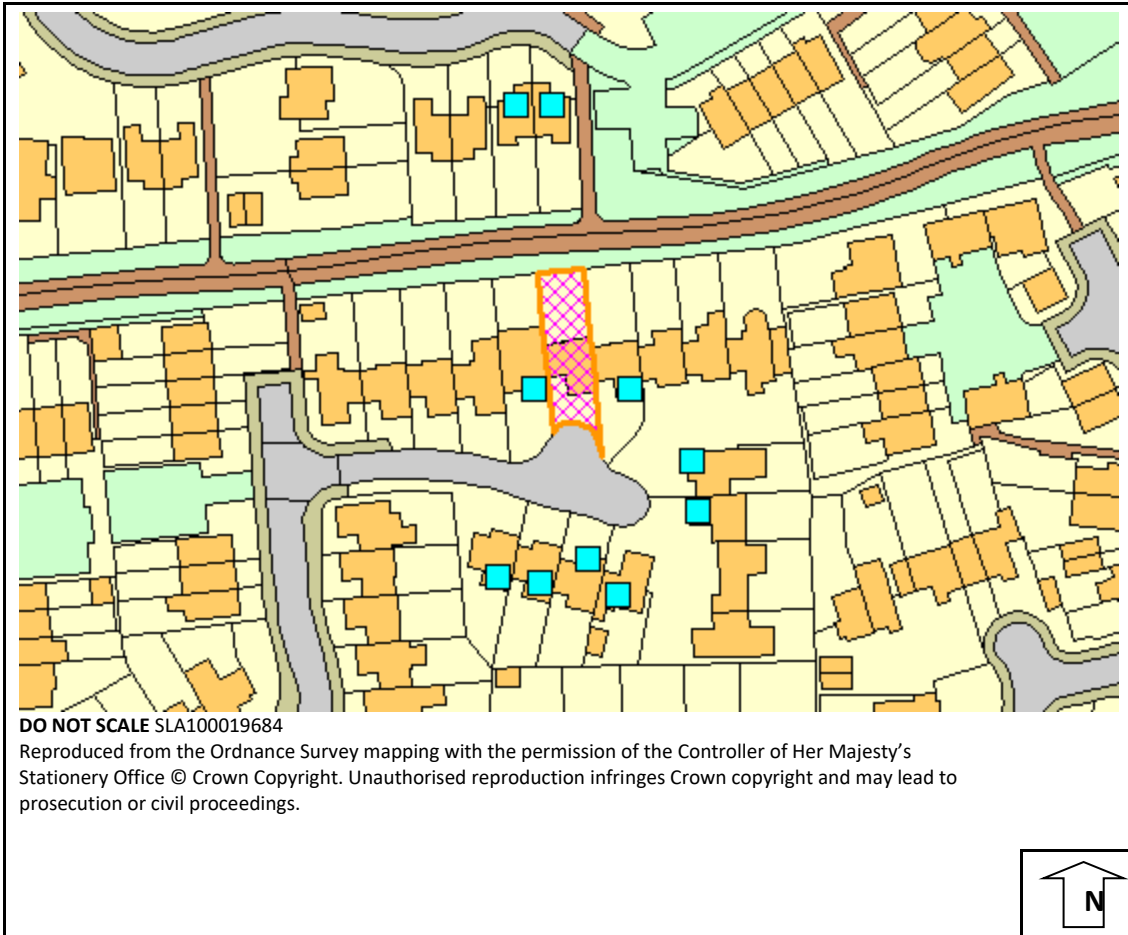
Informatives:

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/21/3601/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support