



Committee Report

Planning Committee – 10 January 2022

Application no DC/22/4364/FUL

Location

18 Colman Road
Corton
Lowestoft
Suffolk
NR32 5HH

Expiry date	2 January 2023
Application type	Full Application
Applicant	East Suffolk District Council
Parish	Corton
Proposal	Side extension
Case Officer	Matthew Gee 07901 517856 matthew.gee@eastsuffolk.gov.uk
Authorising Officer	,

1. Summary

- 1.1. Planning permission is sought for the erection of a single storey side extension to 18 Colman Road, Corton. The proposed extension is considered to respect the character, design and scale of the host dwelling, and the character and appearance of the area. Furthermore, it is not considered that the proposed development would result in a marked increase in parking demand and therefore would not result in any adverse impacts on the highway network.
- 1.2. The proposal is therefore considered to comply with all relevant local and national planning policy, and as such it is recommended that planning permission be granted.
- 1.3. No objections have been received from the Parish Council and no letters of representations received from neighbouring residents.

- 1.4. The application is referred to Development Control Committee as the application has been submitted by East Suffolk Council.

2. Site Description

- 2.1. The site is located within the settlement boundary for Corton end of terrace single storey dwelling. The site fronts Colman Road to the west, and is bounded by residential development to the north, east and south.

3. Proposal

- 3.1. Planning permission is sought for the erection of a single storey side extension to 18 Colman Road, Corton.
- 3.2. The extension will provide one additional bedroom, with an ensuite, measuring 5.8m wide, 6.4m deep and 3m high. The extension would also enable the enlargement of the existing kitchen space to increase circulation space. Ramped access is also proposed into the dwelling.

4. Consultees

Third Party Representations

- 4.1. No third-party letters of representation have been received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Corton Parish Council	14 November 2022	5 December 2022
Summary of comments: No objection subject to the owners creating enough parking spaces on their land to avoid causing traffic problems in Colman Road		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 16 November 2022

Expiry date: 7 December 2022

6. Planning policy

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

National Planning Policy Framework 2021

7. Planning Considerations

- 7.1. Policy WLP8.29 sets out that proposals should respect the character, design and scale of the host dwelling, and character and appearance of the street scene. The proposal seeks to erect a single storey extension to the side elevation of 8 Colman Road. Whilst the introduction of a side extension to the side is an uncommon feature within the wider street scene, there are examples of smaller flat roof side extensions. Furthermore, permitted development allowances would allow for the erection of an extension of similar form but with a width 1.2m less than that proposed. Therefore, given the fallback position it is not considered that the extension proposed would result in any additional impacts on the character and appearance of the area. The extensions scale is also considered proportionate to the host dwelling, and the materials used would match those used in the host dwelling. The proposal also requires an additional wider front entrance doorway that conforms to wheelchair compliance, along with a ramped accessway. Whilst this does give a somewhat unconventional front elevation with two entrances, it is not considered that it would significantly impact the street scene.
- 7.2. Policy WLP8.29 also requires that proposals not result in any adverse impacts on the amenity of neighbouring residents. The proposed extension is single storey and situated approximately 9m from the side elevation of no.16 which has a side window facing the application and it would not project any further forward and back than adjacent dwellings and as such it is not considered that it would result in any adverse loss of light.
- 7.3. Concerns have been raised regarding potential additional impacts from on street parking. The proposal seeks to increase the number of bedroom from two to three. Suffolk Parking Standards states both a two and three bedroom property require two on site parking spaces, and therefore there is not deemed to be any additional parking demand bedroom the property types. Whilst the site on has a single parking space, it is not considered that the proposal would result in a marked increase in demand for parking that would adversely impact on highway safety.

8. Conclusion

- 8.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9. Recommendation

- 9.1. It is recommended that planning permission be granted subject to conditions.

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 completed in all respects strictly in accordance with Proposed Plans (2981.22.2C) received 04/11/2022, 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

4. The area within the site shown on drawing no. 2981.22.2C for the purposes of manoeuvring and parking of vehicles, shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

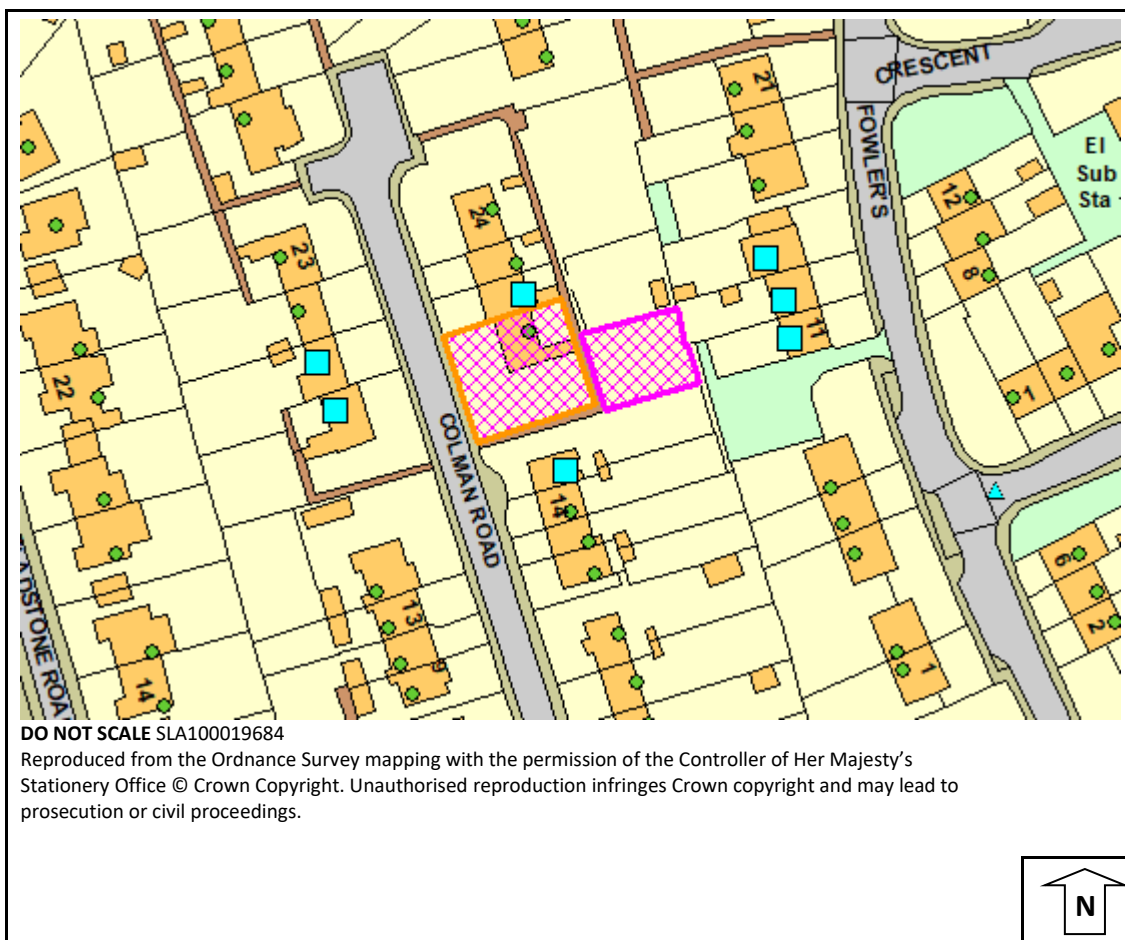
Informatives:

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/22/4364/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support