



Committee Report

Planning Committee North - 8 December 2020

Application no DC/20/4024/FUL

Location

26 Shearwater Way
Reydon
Southwold
Suffolk
IP18 6GX

Expiry date 3 December 2020

Application type Full Application

Applicant MR & MRS JULIAN HIRST

Parish Reydon

Proposal Single storey rear and side extension.

Case Officer Debbi Wicks
01502 523020

debbi.wicks@eastsoffolk.gov.uk

1. Summary

- 1.1 This householder application concerns a single storey extension to a dwelling in Reydon and is recommended for approval. As the applicants are closely related to a member of staff, the Scheme of Delegation triggers automatic referral to the Planning Committee (North) for determination.

2. Site description

- 2.1 The application site comprises a semi-detached two storey dwelling of modern construction, built in the last decade as part of a large scheme by Hopkins Homes involving the construction of a healthy living centre, residential care home, retail/commercial units, 38no. dwellings and creation of a new village green (Amended Scheme), located at the junction of Wangford Road and Nightingale Avenue in the village centre of Reydon.

- 2.2 Shearwater Way spurs off to the south of the new village green and the application property is at the very southern tip of the site, with a strip of land containing a line of mature trees separating it from 15 Wangford Road to the rear. The site falls within an Area of Outstanding Natural Beauty, where there is a greater emphasis on high quality design and finish.
- 2.3 The dwelling itself is primarily faced in brickwork and has a central linked carport section with a bedroom above, attached to no. 24 on the western side which then mirrors the design, both with rear garaging. To the east, the site borders the detached double garage belonging to no.19 and there is a wide, shingled frontage serving all the dwellings at the end of the private drive.

3. Proposal

- 3.1 The proposal is to construct a single storey extension wrapping around the south eastern corner of the house, to enlarge the kitchen and utility space. The extension will project 2.8 metres from both the existing rear and side walls and would be set in just over a metre from the central dividing boundary with its attached neighbour. A rear garden depth of eight metres would remain and the outer corner of the extension would be sited 4.5 metres from the eastern boundary where the neighbour's garage is located. Either matching bricks or external cladding and pantiles are proposed with matching windows and a set of french doors.
- 3.2 Planning permission is required because the proposal projects beyond a side wall within an Area of Outstanding Natural Beauty where this aspect of the permitted development regulations is more closely controlled, and also because the width of the extension is greater than half the width of the original dwelling. Therefore, proportions and appearance are the key issues. A smaller rear sun room extension was approved in 2013 under DC/13/0313/FUL but the permission was not implemented.

4. Consultations/comments

- 4.1 No third-party representations have been received and Reydon Parish Council supports the application.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Reydon Parish Council	9 October 2020	23 October 2020
Summary of comments: The Parish Council supports this application		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	9 October 2020	No response
Summary of comments: no response		

6. Planning policy

National Planning Policy Framework

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

7. Planning considerations

- 7.1 The proposed development is assessed having regard to Policy WLP8.29 of the Local Plan which fosters sympathetic design whilst preserving neighbour amenity and parking provision. There are no specific policies of relevance contained in the Reydon Neighbourhood Plan with regard to householder extensions.
- 7.2 No.26 occupies an irregular shaped plot with a wide side section, unlike its neighbours, and the proposal is considered to maximise the potential space available with a sensitively designed extension that will blend well and not be prominent in its appearance. There is a 1.8m close boarded fence on the same line that would be replaced by the front elevation of the proposed extension and, as this is set back considerably from the main front elevation, the scale form and proportions of the addition are acceptable.
- 7.3 The modest design, with its low lean-to roof hipped at the corner is also deemed appropriate with its pantiled roof in the AONB setting, and will not adversely affect the streetscene or have wider landscape impact. The applicant's choice of either brick or cladding to the external walls is acceptable on this site where the deep oversailing on the carport is faced with cladding. Site coverage and massing are again consistent with the plot size, with adequate garden space remaining and no impact upon parking provision.
- 7.4 Due to the site layout, the proposal will be sufficiently separated from neighbouring dwellings such that no adverse impact can arise from shading; in particular the extension will relate well with no.19 due to being shielded by their garage and the overall spacing and relationship of the group is observed without resulting in a cramped layout.

8. Conclusion

- 8.1 The proposed extension is in harmony with the host building and its surroundings, in compliance with policy in terms of design and also raises no issues with regard to neighbour amenity. Accordingly, the scheme is supported.

9. Recommendation

9.1 Approve with the choice of external materials as specified.

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 the Design & Access Statement, Site Plan and proposed Block Plan Drawing 201100, proposed Elevation Drawing 201103 and proposed Floor Plan 201104I received 9th October 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 or consist of cladding.

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.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

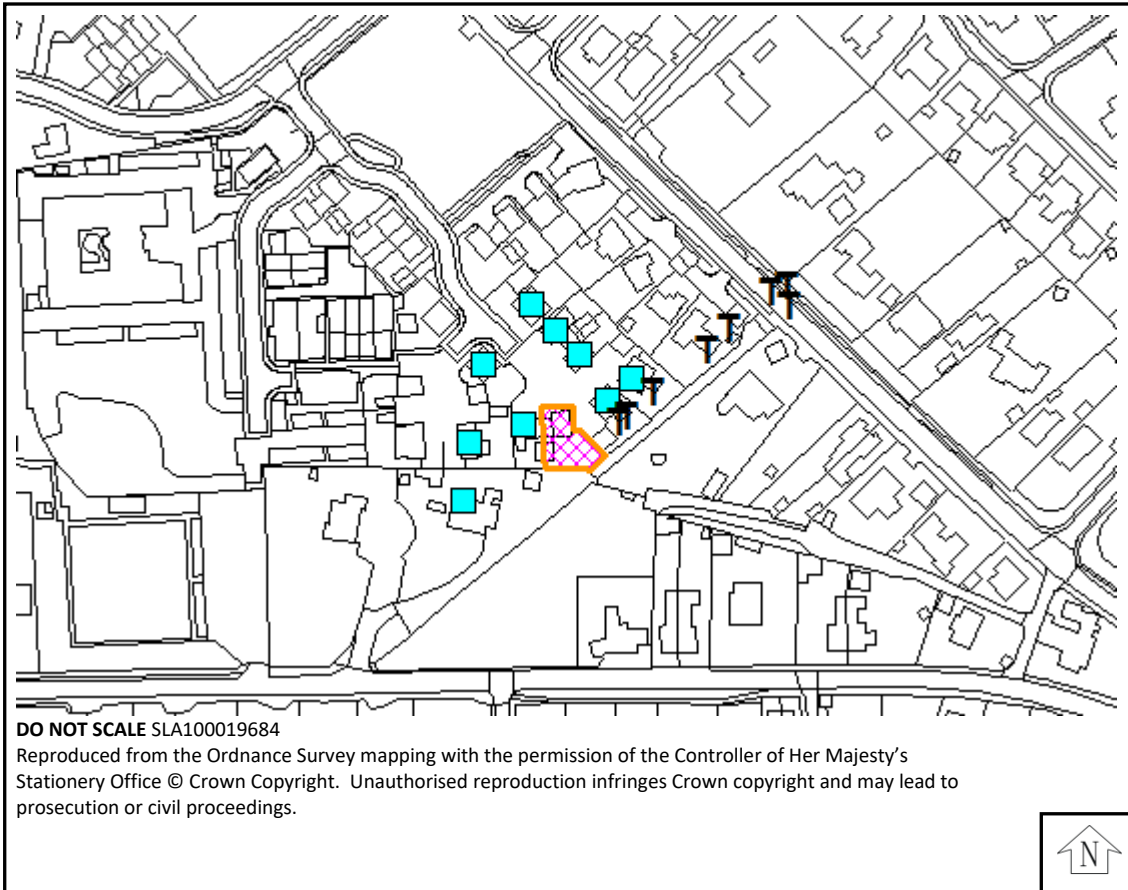
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>





Background Papers

See application reference DC/20/4024/FUL on [Public Access](#)

Map



Key

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