



## Committee Report

**Planning Committee North** - 16 March 2021

**Application no** DC/20/5274/FUL

**Location**

43 Linden Close  
Aldeburgh  
Suffolk  
IP15 5JL

**Expiry date** 22 February 2021

**Application type** Full Application

**Applicant** Mr P Bentley

**Parish** Aldeburgh

**Proposal** Single storey side and rear extension

**Case Officer** Steve Milligan  
07867 158060

[steve.milligan@eastsoffolk.gov.uk](mailto:steve.milligan@eastsoffolk.gov.uk)

### 1. Summary

- 1.1 This application is for side and rear extensions of a single storey dwelling in Aldeburgh.
- 1.2 The extensions are considered to be of a satisfactory design which are not considered to have adverse impact upon the amenity of neighbours nor an unacceptable over development of its plot.
- 1.3 The application was taken to the Referral Panel as the officer recommendation is contrary to the recommendation of the Town Council and Ward Member.

#### Reason for Committee

- 1.4 The Referral Panel considered that this application should be determined by Planning Committee (North) to enable all matters to be considered.

## Recommendation

- 1.5 The recommendation of this application is authority to approve subject to completion of period of re-consultation following receipt of revised plans (and no new issues being raised) and controlling conditions as detailed below.

### **2. Site description**

- 2.1 The application property is 43 Linden Close, Aldeburgh. The property lies within the settlement boundary of Aldeburgh and within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB).
- 2.2 The property is a two bedroomed single storey dwelling which lies within an estate of properties that date from the 1960's. It lies on the eastern side of Linden Close with neighbours 45 to the south and 41 to the north. 3 Linden Close lies to the rear/east.
- 2.3 No 43 currently has a prefabricated garage on its northern side. 41 is orientated east-west but has south facing fenestration and useable garden area on its southern side.

### **3. Proposal**

- 3.1 This is a full planning application for the erection of single storey side and rear extensions at 43 Linden Close, Aldeburgh.
- 3.2 The current application is for an extension on the northern side of the bungalow, an extension on the rear at the extended northern end, and a rear extension on the rear of the southern wing. The side extension is 2.5m wide by 8.6m deep and extends 1m from the northern boundary. The rear extension is 3.35m deep by 7.6m wide and the southern extension is 1.93m deep by 4.9m wide. The property is enlarged to a three bedroomed dwelling.
- 3.3 The front driveway is proposed to be widened to accommodate two cars side by side.
- 3.4 The current application originally proposed a hipped roof on single storey rear extension and dual pitched roof on the side extension. A further amended plan has been received which proposes a hipped roof on the side extension.
- 3.5 There was a previous withdrawn application for side and rear extensions under DC/20/4863/FUL.

### **4. Consultations/comments**

- 4.1 Nine representations of objection have been received, including an objection from a Planning Consultant on behalf of the neighbour at No 41. The following key concerns have been raised in those objections:
- The proposals are an overdevelopment of the property/site, to the detriment of the character of the locality

- The proposals will adversely affect the light/sunlight to the property and garden of the neighbour to the north, contrary to policy SCLP11.2 and SPG16.
- Inadequate parking

## 5. Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	4 January 2021	21 January 2021
<p>Summary of comments:  <i>"ATC Planning Committee considers this application to be overdevelopment of the site and also considers the roof height will result in a loss of light to the neighbouring property and therefore OBJECTS to this application. The committee does not consider that this revised application has dealt with the issues previously raised."</i></p>		

### Non statutory consultees

Consultee	Date consulted	Date reply received
Councillor TJ Haworth-Culf   Aldeburgh & Leiston Ward	N/A	12 January 2021
<p>Summary of comments:  <i>As Ward Member for Aldeburgh I OBJECT to this application. Though a minor improvement on the previous (withdrawn) application, it remains a case of over development of this tight plot. The land on which this bungalow sits is on a slight slope rising to where Linden Close meets Linden Road, and the difference in roof height of the proposed extension between it and its nearest affected neighbour is further increased by this. The neighbours at no. 41 Linden Close would have much reduced enjoyment of their house and garden should this proceed, and I would like to suggest that should Officers be minded to recommend approval of this application under delegated powers, the opportunity be given to the full Planning Committee North membership to discuss the application.</i></p>		

Consultee	Date consulted	Date reply received
Aldeburgh Society	N/A	25 January 2021
<p>Summary of comments:  The Society does not wish to object to the proposal as the extensions seem to be reasonable, proportionate, and of suitable design.  It would suggest, however, that a hipped roof on the north side extension rather than the gable proposed, would mainly ameliorate any problem of overshadowing, and to further avoid potential visual intrusion, on the rear wards extension, the substitution of a flat roof with, maybe a roof lantern, rather than the hip proposed, would further improve things.</p>		

## 6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 6 January 2021

Expiry date: 27 January 2021

## 7. Planning policy

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)

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

## 8. Planning considerations

- 8.1 The proposals are for the extension of a domestic property which lies within the settlement boundary of Aldeburgh. The property dates from the 1960's and is not of historic or architectural importance and there is no issue in principle with alterations/extension.
- 8.2 The design of the side extension has been subject of amendment, with design amended to a hipped roof (plans received 23.02.2021).
- 8.3 The proposed rear extensions will have limited/no public visual impact. The proposed side extension will be built one metre from the northern boundary and will have satisfactory visual impact upon the character of the property and its contribution to the street scene. The property will retain a modest but adequate garden area and it is not considered that the extensions will represent an unacceptable overdevelopment of the plot. The proposal is considered to be in compliance with policy SCLP11.1.
- 8.4 No 41 has south facing fenestration, however the windows are secondary windows with main fenestration orientated east-west. The introduction of a hipped roof on both the side and rear extension limits impact upon light/sunlight to the south facing fenestration of the neighbour and will also reduce impact upon the southern part of the garden of 41. Impact upon the neighbour to the north will not be significant and the proposal is not considered contrary to policy SCLP11.2 or the guidance in SPG16.
- 8.5 The driveway of the property is proposed to be widened to enable parking of two cars. This will be in compliance with the Suffolk Guidance for Parking and SCLP7.2.

## **9. Conclusion**

- 9.1 The extensions are considered to be of a satisfactory design which are not considered to have adverse impact upon the amenity of neighbours. The property is not considered to represent an overdevelopment of the plot.

## **10. Recommendation**

- 10.1 Authority to Approve following completion of period of re-consultation on amended plans and subject to no new issues being raised in any further representations received. Approval with conditions as set out below.

## **11. 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 Drg Nos AB100b and AB102d received 29.12.2020 and Drg No AB103c received 23.02.2021 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.

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

4. Before the extensions are first used, the driveway shall be widened to provide parking for two cars. Thereafter the parking shall be retained and used for no other purpose.

Reason: To provide adequate parking for a three bedroomed property.

## **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 Papers**

See application reference DC/20/5274/FUL on [Public Access](#)

Key Local Plan Policy Links:

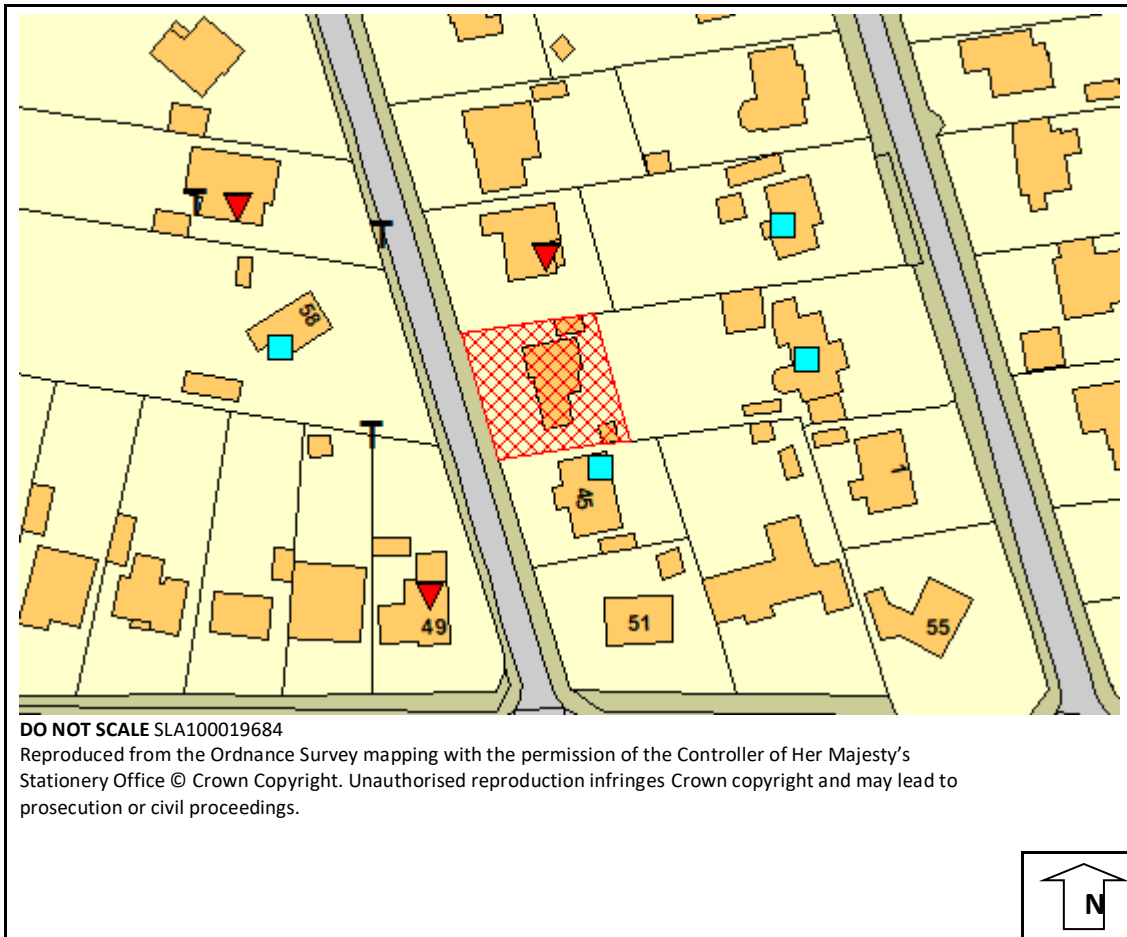
SCLP11.1 (Design Quality)

[Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)





SCLP11.2 (Residential Amenity)

[Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

## Map



## Key

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