

Item: 11

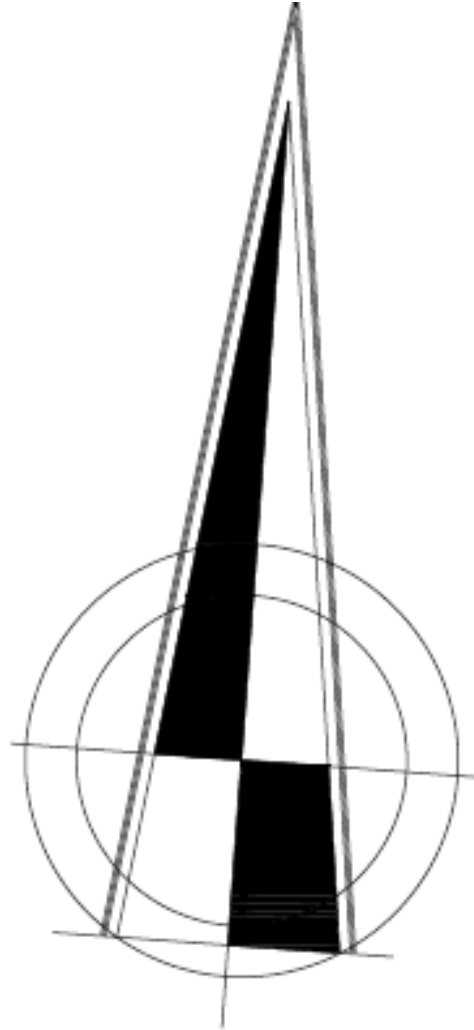
DC/21/4575/FUL

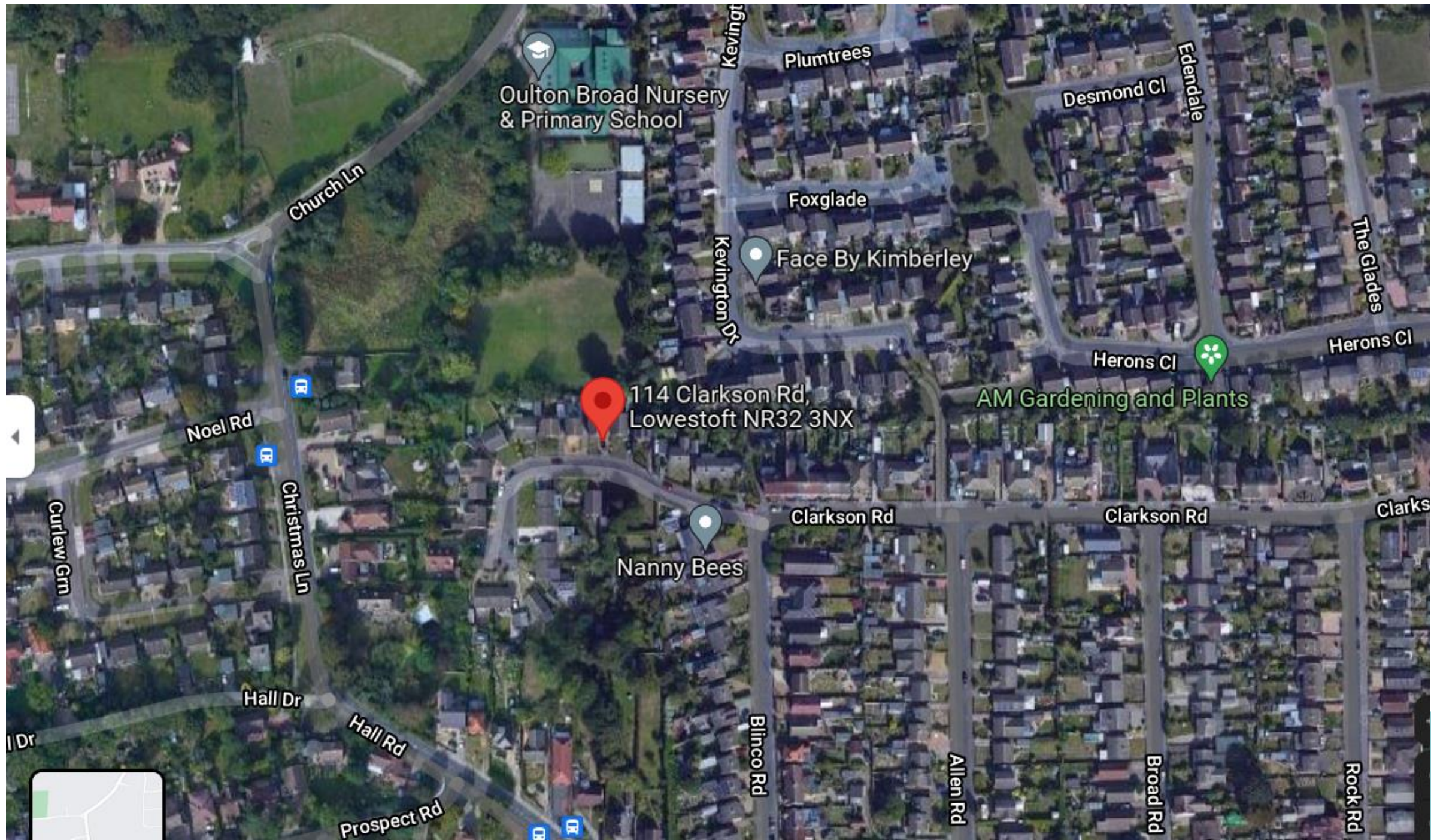
Proposed two storey side extension with set back, as well as conversion of garage. Increase to parking area at front of property.

114 Clarkson Road, Lowestoft, NR32 3NX

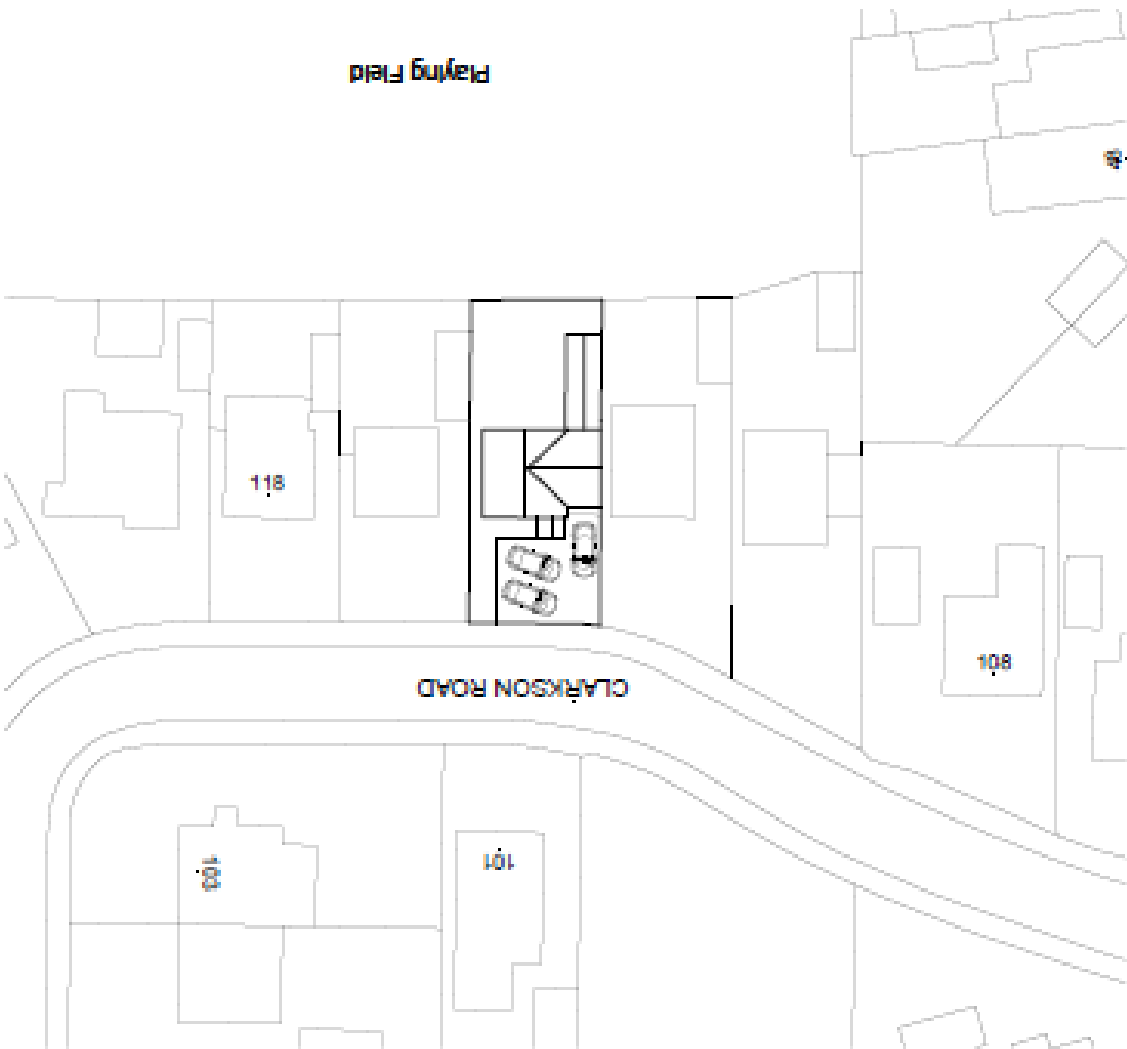
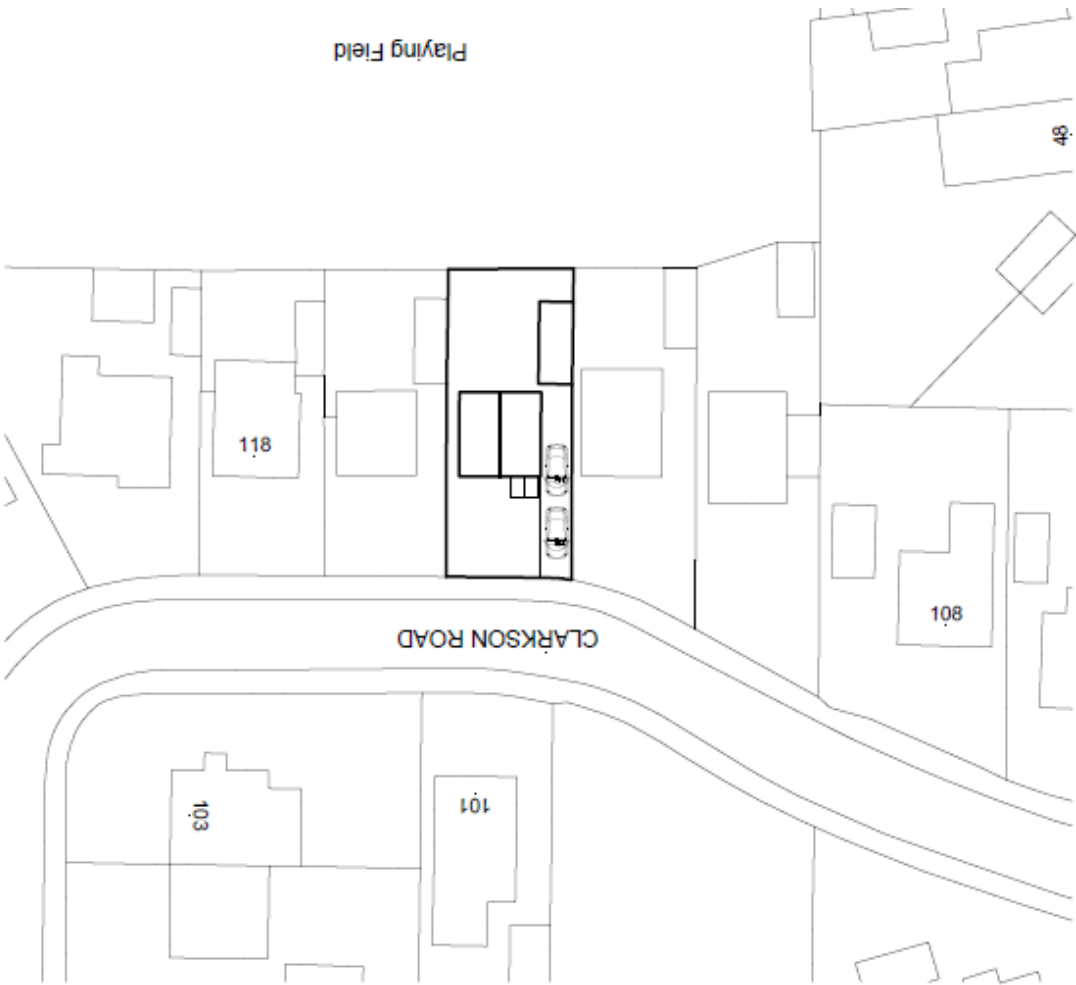


Site Location Plan





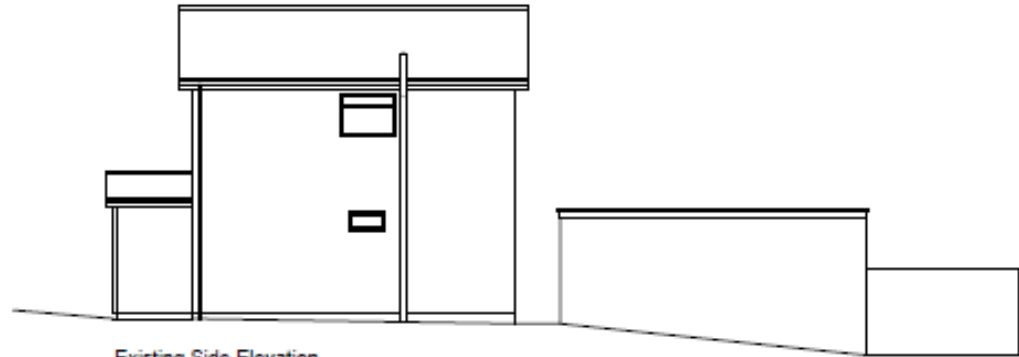
Existing & Proposed Block Plans



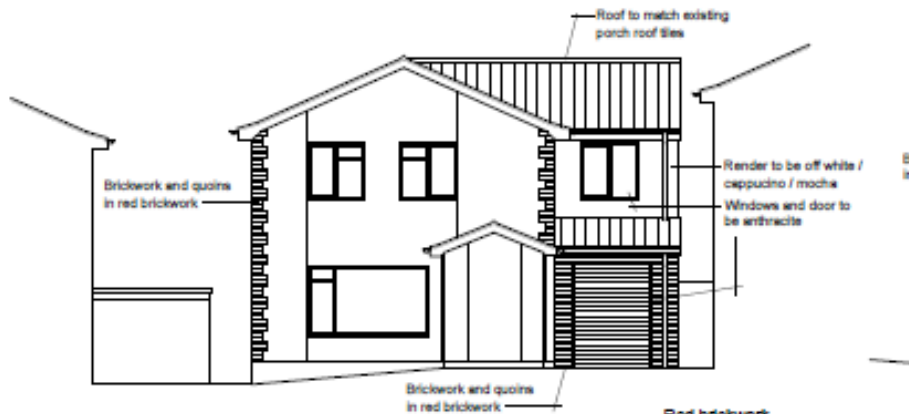
Existing & Proposed Front and East side Elevations



Existing Front Elevation
Scale: 1/100

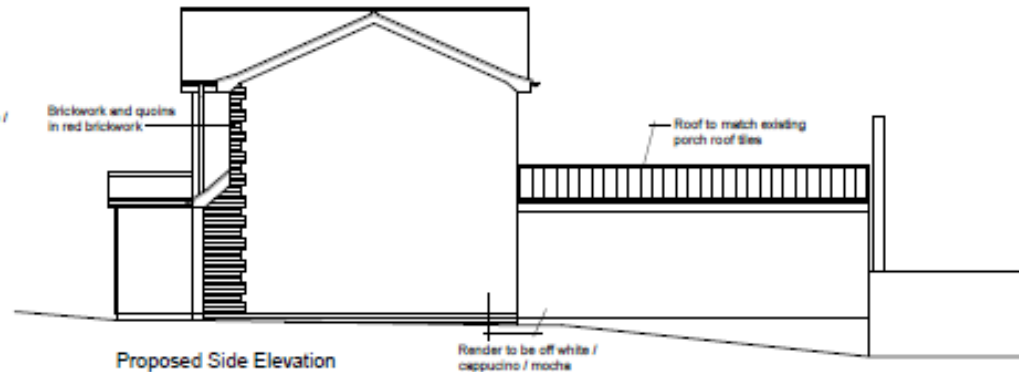


Existing Side Elevation
Scale: 1/100



Proposed Front Elevation
Scale: 1/100

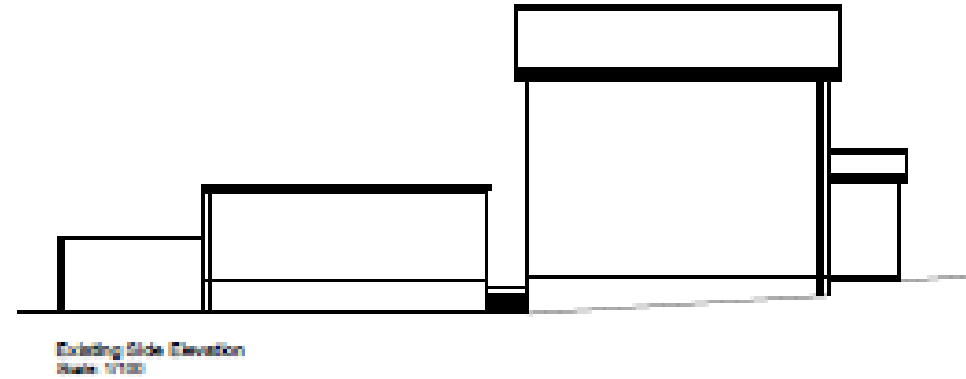
Red brickwork
white / off white / light cappuccino
colour
roof tiles to match porch tiles
render garage
windows & doors anthracite



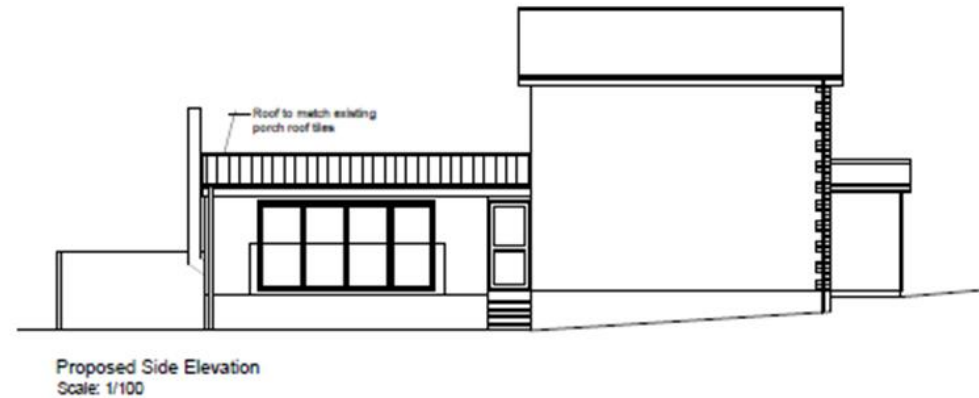
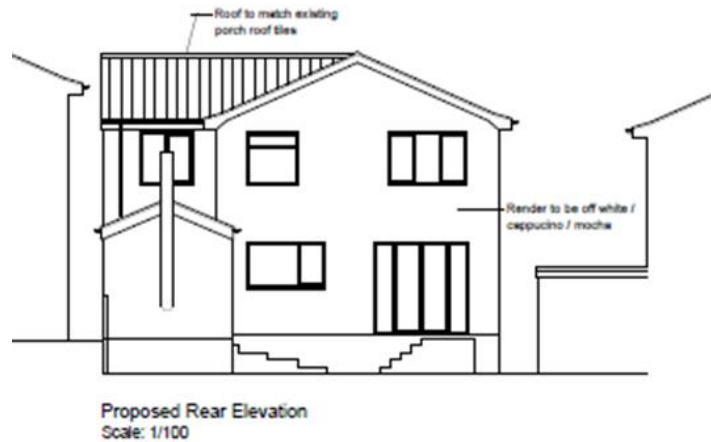
Proposed Side Elevation
Scale: 1/100

Render to be off white /
cappuccino / mocha

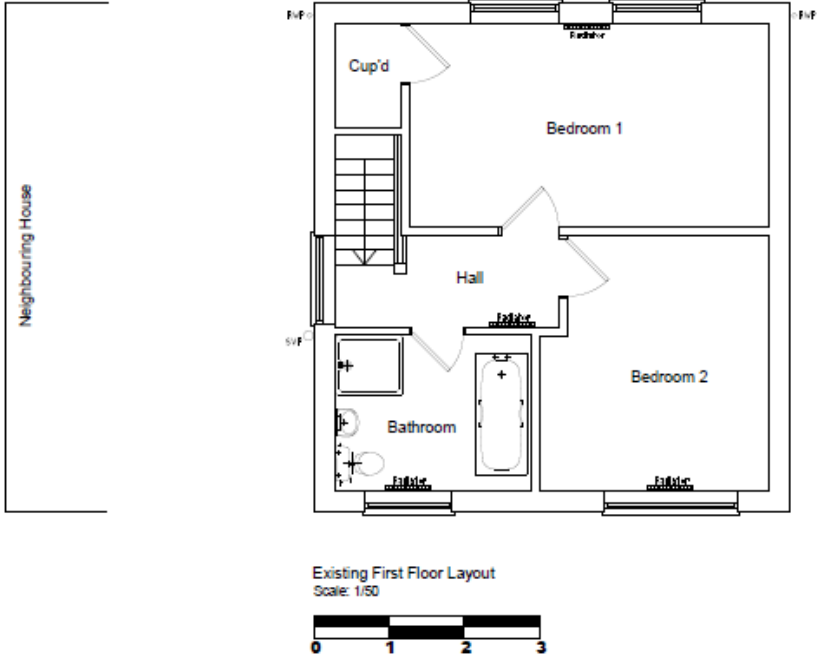
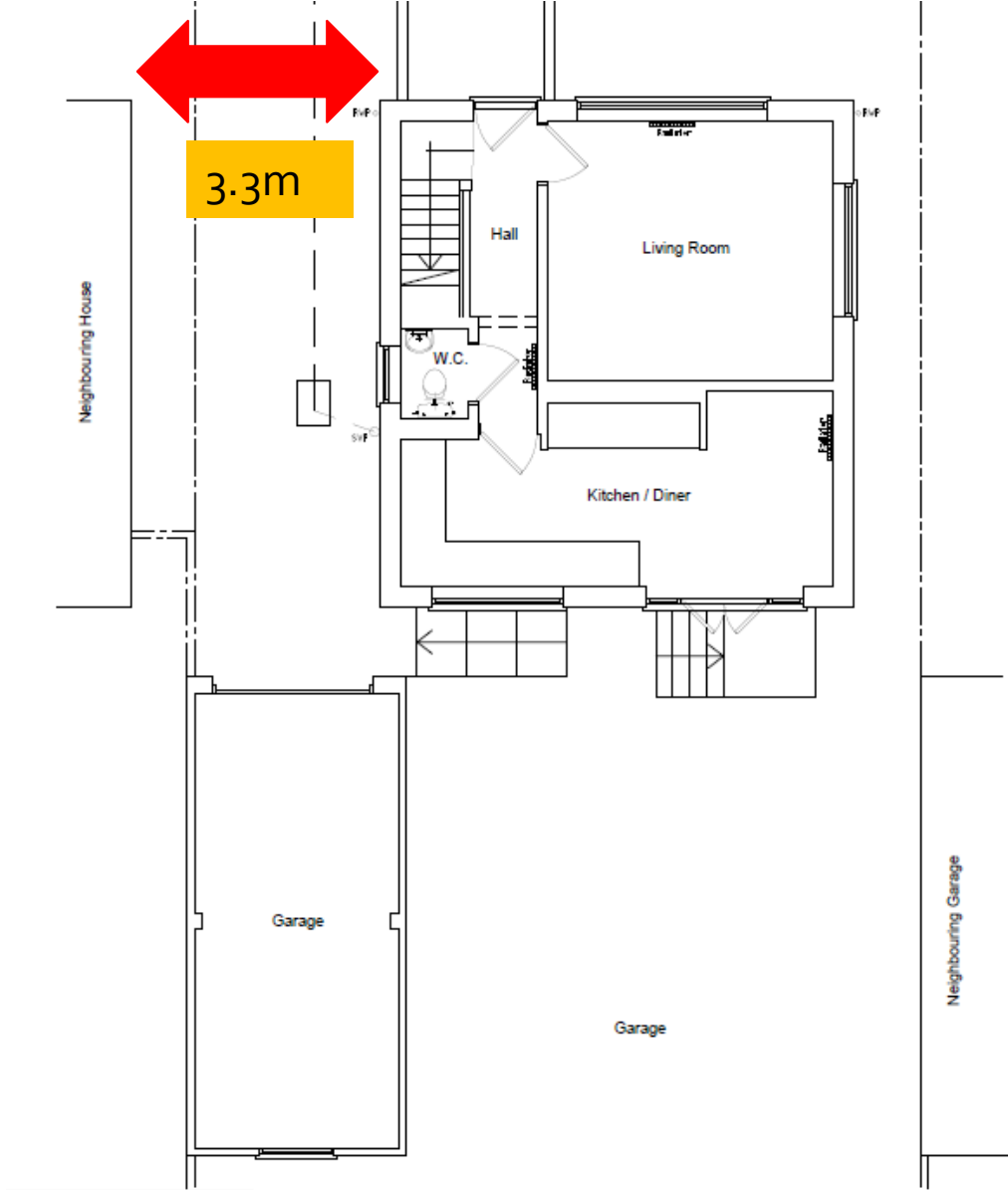
Existing & Proposed Rear & West side Elevations



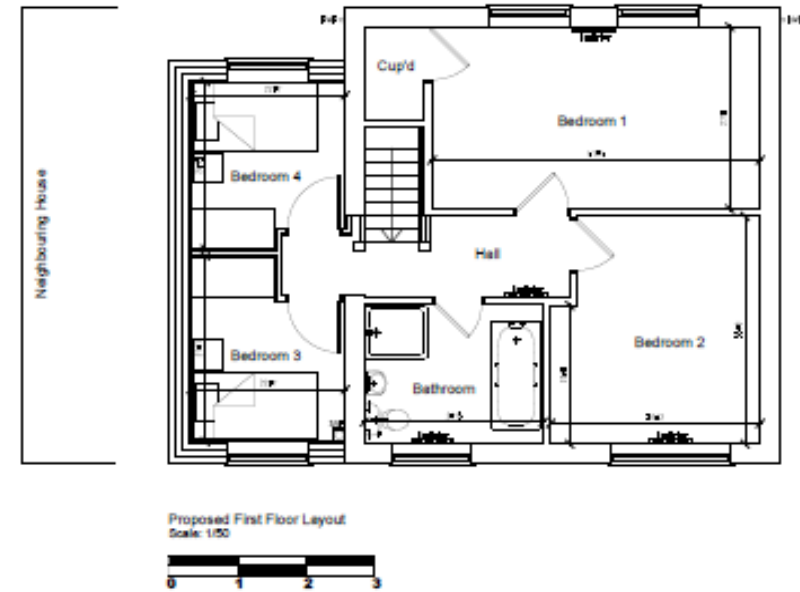
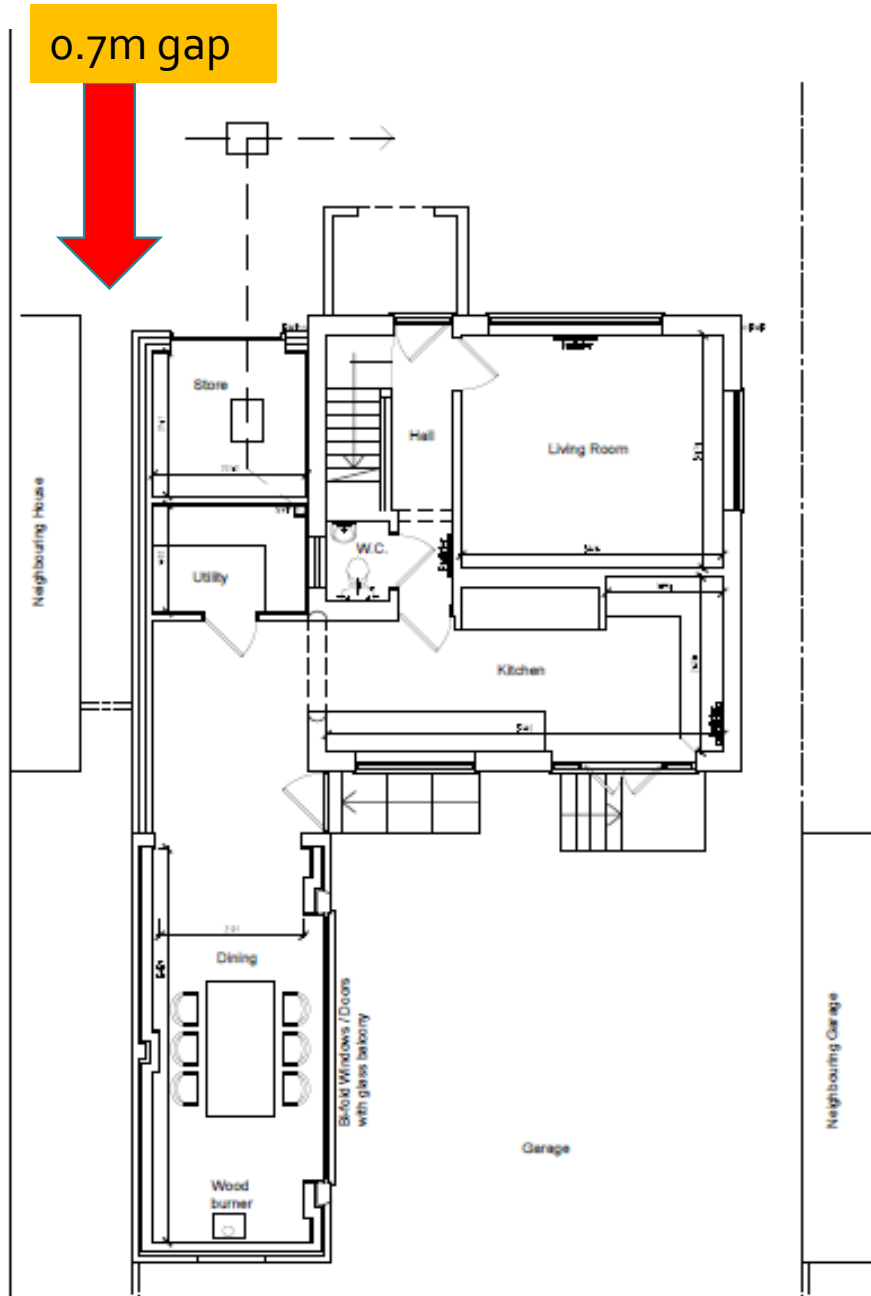
This drawing is computer generated and must not be altered manually.



Existing Floor Plans



Proposed Floor Plans





Street View - Jul 2019

110

112

114

116

118

Site of proposed extension





From streetview 2019 –note parking intended to be discreet at sides of properties
As per neighbours








[Link to Recommendation](#)

Photographs



Material Planning Considerations and Key Issues

- Spacing and relationship to neighbouring dwelling
 - Impact upon streetscene character
 - Change in uniformity and regular street pattern
 - Neighbour amenity at the rear
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing upwards and to the right, is located in the bottom right corner of the slide.

Summary of comments:

OBPC Planning Committee met on 1/11/2021 and would like to recommend approval. Subject to building control regarding the neighbours flue, and the applicant being responsible for the flue.

Recommendation

Refusal on Design and Amenity grounds.

The reason for the recommendation to refuse permission is:

1. The proposed two storey side extension would result in a cramped and discordant feature in the streetscape, by virtue of its design, siting, scale, height and massing, which would not respond to the local site context in a sympathetic manner, causing harm to the spatial layout along this part of Clarkson Road and resulting in a car dominated frontage. The combined length and increased height of the proposed single storey rear element on the boundary would adversely impact upon the neighbour's amenity by its dominating impact and increased shading. Both aspects contravene policy WLP8.29 of the East Suffolk Waveney Local Plan, adopted 2019.

COMPARISONS SENT IN BY AGENT

2 & 4 The Glades – NR32 3LG



48 & 50 Longfield Way, NR32 3LD



Similar examples submitted by agent

3 Cambrian Crescent, NR32 3HW



10, 12 & 14 Cambrian Crescent, NR32 3HW



6 & 7 Cotswold Way, NR32 3HH



40 Longfield Way has just been approved with the following front elevation which is also very close the boundary and similar to what we are hoping to have approved. This was approved under planning approval DC/21/3000/FUL



Proposed
Front Elevation
Scale:1/100