



Committee Report

Planning Committee South- 24 May 2022

Application no DC/22/0915/FUL

Location

46 Dobbs Lane
Kesgrave
Suffolk
IP5 2PX

Expiry date 1 May 2022

Application type Full Application

Applicant Mr Dean Willingham

Parish Kesgrave

Proposal Retrospective application - Retention of replacement outbuilding

Case Officer Nick Clow

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1. Summary

- 1.1 The proposal is the retention of a replacement outbuilding that has been constructed at 46 Dobbs Lane in Kesgrave.
- 1.2 The officer recommendation of approval is contrary to Kesgrave Town Council's recommendation of refusal. The application was subject to consideration by the Referral Panel on 19.04.22 with a recommendation that the application be determined under delegated powers. The Panel recommended that the application be referred to Planning Committee (South) for determination.

2. Site Description

- 2.1 The application site is situated within the settlement boundary of Kesgrave, south of Main Road and north of Foxhall Road. The curtilage is delineated by close boarded fencing along the eastern and southern boundaries and a low brick wall adjacent to the highway.
- 2.2 The site accommodates a traditional bungalow that has been modified and an outbuilding which is the subject of this application abutting No.48 adjacent to Dobbs Lane.

2.3 The surrounding area is primarily residential with Gorseland Primary School situated towards the southern end of Dobbs Lane.

3. Proposal

3.1 The applicants are seeking planning permission for the retention of an existing single storey outbuilding. The outbuilding measures approximately 6m in length, 3.7m in width and 2.5m in height. The outbuilding possesses a flat roof, grey horizontal cladding has been used to finish the exterior walls and there are dark grey uPVC bi-fold patio doors facing the main dwelling.

4. Consultees

Third Party Representations

- 4.1 The occupiers of 44a Dobbs Lane submitted comments of support for retention of the scheme stating that the outbuilding is acceptable and HardieBoard cladding is in keeping with the surrounding properties who have also utilised this type of material. They have no objection whatsoever.
- 4.2 The occupiers of 45 Dobbs Lane have submitted comments of support for retention of the outbuilding stating that the replacement outbuilding has enhanced the appearance of the road and grey cladding is harmonious with the surrounding built environment. The previous shed and outbuilding looked more incongruous within the streetscene and therefore have no objections to the retention of the development.
- 4.3 The occupiers of 48 Dobbs Lane have submitted comments in support of the retention of the outbuilding stating that the new outbuilding has rejuvenated the site which was previously occupied by a tatty wooden fence. The finish of the current outbuilding looks far more harmonious with the dwellinghouse and surrounding built environment. The current structure has also improved visibility of the road when reversing out of the driveway since the fence has been removed.

Parish/Town Council

Consultee	Date consulted	Date reply received
Kesgrave Town Council	14 March 2022	30 March 2022
Summary of comments: Object ' voting was unanimous. The Planning & Development Committee believe this is contrary to policy SCLP11.1 Design Quality. What started as a small garden shed in the front garden has become a large extension to the front of the property, up to the boundary line, which is overbearing and not in keeping with the street scene.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Planning Enforcement Team	14 March 2022	No response
Summary of comments: No comments received.		

Publicity

None

Site notices

General Site Notice Reason for site notice: General Site Notice
Date posted: 22 March 2022
Expiry date: 12 April 2022

5. Planning policy

- 5.1 SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- 5.2 SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- 5.3 National Planning Policy Framework 2021
- 5.4 SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

6. Planning Considerations

Visual Amenity and Design Considerations

- 6.1 Kesgrave Town Council have objected to the proposed scheme on the grounds that the previous development started as a small garden shed and is now a large extension which is not in keeping with the streetscene.
- 6.2 The current outbuilding is single storey and therefore subordinate to the dwellinghouse appearing as an ancillary addition to the site.
- 6.3 A shed and tall brick outbuilding with a flat roof and windows stood on the same plot for many years, and no objections or concerns were raised as to their presence within the streetscene.

- 6.4 Objective One of the Kesgrave Neighbourhood Plan states protecting the character and identity of Kesgrave, particularly in respect of preserving the established openness of the built-up areas. The previous shed and outbuilding were also surrounded by close boarded fencing that was highly visible from Dobbs Lane. This arguably looked more incongruous within the streetscene and detrimental to the openness of Kesgrave than the current development because it was 'tatty' and the only fence forward of the principal elevation along Dobbs Lane.
- 6.5 Although the outbuilding is located forward of the principal elevation of the main dwelling, it acts as a continuation of the rear garden which extends around to the front of the property due to the position of the dwellinghouse within the corner plot. This is a distinguishing characteristic that can prevent future applications proposing a similar design forward of the principal elevation.
- 6.6 The outbuilding has an impact on the overall streetscene because it is highly visible from several public vantage points along Dobbs Lane however, it has no greater impact on the streetscene than the previous developments.
- 6.7 There is partial screening from a tree on the northern elevation and a hedgerow on the southern boundary with No.48 which helps reduce its impact on the streetscene.
- 6.8 The applicant intends to utilise the gap between the western elevation and the low-lying brick wall to accommodate the planting of extensive flora to further screen the outbuilding and dampen its appearance.
- 6.9 Developments forward of the principal elevation are not uncommon throughout Dobbs Lane, examples of detached garages can be found at No.53 (C/91/0023) and 55b (C/90/0309). Horizontal cladding is also common for Kesgrave and the immediate surrounding built environment.
- 6.10 53 Dobbs Lane (DC/19/4564/FUL) has utilised horizontal cladding to finish exterior walls, and this was deemed harmonious with the existing built environment. The dark grey colour of the cladding also closely matches the pallet of materials used to construct two large detached dwellings opposite the application site as well as the dwellinghouse.
- 6.11 The current outbuilding responds satisfactorily to local context and the form of surrounding buildings which the previous development failed to achieve. The development has no greater impact on the established openness and character of Kesgrave than previous development on the site. All neighbour comments were positive and none of them expressed concerns regarding the design of the outbuilding and any adverse impact on the streetscene. The applicants have also used materials not dissimilar than that already present along Dobbs Lane. This development therefore meets the objectives of SCLP 11.1.

Residential Amenity

- 6.12 Kesgrave Town Council opined that the outbuilding is overbearing on neighbouring residential amenity because it has been constructed up to the boundary line.
- 6.13 Although the outbuilding sits close to the boundary with No.48, it is single storey, and a gap separates the two bungalows therefore mitigating any potential overbearing impact caused.

The occupier of No.48 has also expressed how the current structure has increased visibility when reversing out of the driveway since the fence has been removed, therefore improving the quality of life and vitality of the area for residents and visitors.

6.14 The bi-fold patio doors are located at ground level, face towards the main dwelling and views are satisfactorily screened by close boarded fencing along the boundary with No.48. The current development does not create any adverse overlooking or privacy impacts that would be harmful to neighbouring amenity.

6.15 Due to the outbuilding's location north of No.48, it does not have an adverse impact on the availability of natural daylight/sunlight entering any neighbouring habitable rooms. This complies with SCLP 11.2.

7. Conclusion

7.1 The proposal complies with SCLP 11.1, 11.2 and the Kesgrave Neighbourhood Plan.

8. Recommendation

8.1 Approve.

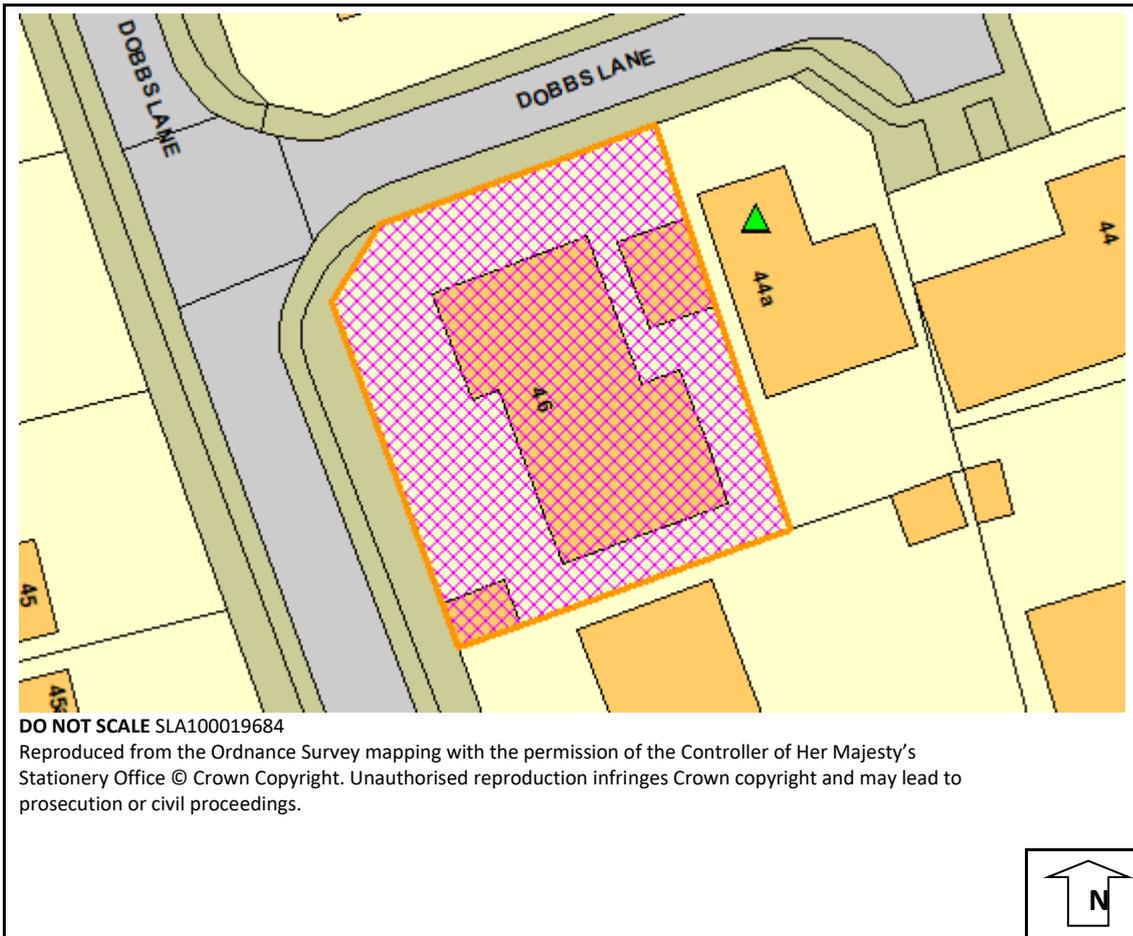
Informatives:

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/22/0915/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support