



Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/1470/FUL

Location

Limosa
3 Crespigny Road
Aldeburgh
IP15 5HA

Expiry date 19 May 2021

Application type Full Application

Applicant Mrs Rohini Paul

Parish Aldeburgh

Proposal Addition of new first floor, including alterations to roof, minor adjustments to fenestration and associated works

Case Officer Mark Brands
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1. Summary

1.1 This application seeks planning permission for the erection of a first-floor extension, alterations to the roof, adjustments to fenestration and associated works at Limosa, 3 Crespigny Road.

1.2 The application was presented to the referral panel on Tuesday 25 May 2021 where the Panel felt that the application should be referred to Planning Committee to enable debate to take place in relation to the design of the extension and impact on the character/appearance of the area.

1.3 Officers consider that the proposed development is an interesting contemporary design approach that will relate well to the mixed character of the development context. The proposed development is considered to be acceptable in terms of its relationship with surrounding residential property. The scheme is there judged to be in accordance with the Development Plan and thus recommended for approval.

2. Site description

- 2.1 The property is a single storey dwelling with dual pitched roof which lies on the northern side of Crespigny Road. The property dates from the 1950's under planning permission ref. E4022. This part of Crespigny Road lies outside Aldeburgh Conservation Area. The nearest listed building is Crespigny House to the north-east. There is a single storey flat roof extension to the rear of the dwelling that was extended following the grant of planning permission ref. C/05/1798.
- 2.2 No.3 Crespigny Road has single storey neighbours: No 3a Crespigny Road to the east (formerly curtilage to no. 3, (as approved under C/06/1286); Dolphins Cove, Champion Road to the north; and the two-storey dwelling 84 Lee Road, to the west. Beacon Cottage lies on the opposite site of Crespigny Road to the south. The current property is not of any architectural or historic value and has low visual impact, sitting quietly within the street scene.
- 2.3 The site lies within the physical limits of Aldeburgh and within the wider AONB. There is prominent boundary walling to the South side of Crespigny Road (with mature Pollards behind), and further walling to the East on Champion Road. The streetscene is mixed.

3. Proposal

- 3.1 The proposal is for the erection of a first-floor extension, alterations to the roof, adjustments to fenestration and associated works.
- 3.2 The main works will be raising the existing pitched roof form by 300mm, with the material to be replaced with a zinc roof finish, and the formation of a box clad extension that will sit just off centre, flanked by the raised roof. This box extension will have a wedge profile, lower scale at the rear, and increased height to the front, that will be higher than the ridgeline with prominent fenestration. The box extension will project off the principal elevation by 1.2m and consist of vertical timber cladding.

4. Consultations/comments

- 4.1 Representations of Objection have been received from four properties, raising the following key considerations:
- Overdevelopment of the site, insufficient amenity to accommodate the extension or increase in bedrooms.
 - Intensification of use and associated disturbances.
 - Insufficient parking.
 - Out of keeping with the character of the area.
 - Use as a holiday let.
 - Detriment to neighbouring amenity with loss of lighting and privacy.
 - Setting of precedent.

- Needs to be strictly conditioned to avoid further development and ensure mitigation measures are retained.
- Inappropriate design that is overly dominating.

4.2 Supporting comments received from one property raising the following key considerations:

- Positive design.

5. Consultees

Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	31 March 2021	6 May 2021
<p><i>“ATC Planning Committee OBJECTS to this application; raising concerns about the over-development of the site, the impact of the loss of privacy on neighbouring properties and the lack of parking, particularly as the property is currently being used as a holiday let.”</i></p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Aldeburgh Society	N/A	No response
<p>Summary of comments: Recommends approval.</p>		

Consultee	Date consulted	Date reply received
Ward Councillor – Cllr Cooper	N/A	21 April 2021
<p><i>“Looking at the history of this site Limosa was originally a two bed bungalow with a further two bedrooms built in a large extension to the north.</i></p> <p><i>Later a single story three-bedroom bungalow was built in Limosa garden to the east.</i></p> <p><i>I have been informed that Fence to the North is not on the actual boundary, which run in line of the retaining wall of property 3A Crespigny Road. When the current fence went in 2016. The actual boundary sits further to the south of the fence?</i></p> <p><i>It's an inappropriate overdevelopment of the site of which is already a four-bedroom property to a potential 5-bedroom property.</i></p> <p><i>There is Limited outdoor space.</i></p>		

This property has been a year-round short-term holiday let?

Therefore It clearly not a private residence."

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 16 April 2021

Expiry date: 10 May 2021

7. Planning policy

National Planning Policy Framework 2019 (NPPF)

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

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

8. Planning considerations

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning decisions should be in accordance with the Development Plan unless material considerations indicate otherwise. The key Development Plan policies listed above are SCLP7.2, SCLP10.4, SCLP11.1 and SCLP11.2.

8.2 Policy SCLP11.1 sets out the design criteria the council expect proposals to adhere to including requiring development to respond to local context and form of surrounding buildings in relation to scale and character, layout, site coverage, height and massing of existing buildings, relationship between buildings and spaces, and making use of materials and detailing appropriate to the local vernacular. The policy also looks to support innovative and distinct designs with use of high-quality materials. Additionally, new development should ensure the protection of environmental and neighbouring amenity and provide a good level of amenity for future occupiers (SCLP11.2).

8.3 The National Planning Policy Framework is a material planning consideration with all planning applications. Local policy is commensurate with the design part under paragraph 127 that seeks new development to function well and add to the overall quality of the area, visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimising the potential of the site and ensuring a high standard of amenity.

- 8.4 There is not a prevailing form, density or scale of development in the vicinity of the application site. Upward extensions are evident in the vicinity with the introduction of dormers and rooflights to utilise the roof spaces. The proposal is of a more distinct contemporary extension that will be prominent from the streetscene, but the local design policy does recognise in such areas where this is a more mixed character, that more distinct forms of designs are considered acceptable, with the use of high-quality materials. The extension will modernise what is considered a standardised mid-20th C property of limited aesthetic value. The box extension is set into the central part of the property and flanked by a replaced pitched roof which mitigates against a bulky appearance at the first floor level.
- 8.5 The redevelopment and appearance of a more contemporary designed property in the context of the site will be appropriate for that environment and cause no harm to the character and appearance of the area. The contemporary design and form of the box extension is considered to be good modern design that adds positively to the narrative of this mixed streetscene.
- 8.6 The application site and neighbouring properties are in close proximity as such it is recognised that upward extensions can give rise to impact on amenity standards. The design has been carefully considered to mitigate against this including the fenestration on the first-floor level at the rear being obscure glazed and fixed shut (the exception being the high level rooflight to the W.C.) with the main fenestration serving the first-floor box extension on the front of the property, this will mitigate against overlooking of neighbouring properties, by directing views onto the highway and public realm. The set-in nature of the higher part of the first-floor extension mitigates the impact from the sides, and the wedge sloping roof reduces the height of the development to the rear part of the property. Whilst it is acknowledged that the raising of the roof and first floor configuration will have some impact on property to the north, this is not considered to be a significant adverse impact on amenity in terms of overshadowing or loss of lighting given the distance between the application dwelling and the neighbouring property to the rear at around 15m.
- 8.7 The Suffolk Parking Guidance (SPG) does acknowledge that in sustainable central locations there may be more flexibility regarding parking arrangements than those stipulated in the SPG. The application site is in close proximity to the High Street, and does benefit from off road parking, as such given the nature of the site, proximity to the town centre, and viable alternative sustainable modes of transportation, the enlarged dwelling is not considered to give rise to detriment to highway safety, with sufficient parking provision being retained for the site to accommodate the increase in floor space at first floor level of around 70sqm. It is considered that there is sufficient amenity space around the property to accommodate the upward extension and will not result in overdevelopment of the site.
- 8.8 The site falls outside the conservation area, but officers have had due regard to the statutory requirements of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the preservation of listed buildings and conservation areas. As the design of development is considered to be acceptable, for the reasons set out above, there would be no harm to the setting of designated heritage assets in the vicinity, including the listed building at Crespigny House.

9. Conclusion

- 9.1 The design of the proposed dwelling is considered to be of a high standard, that will make a positive contribution to the streetscene, and also considered acceptable regarding the impact on residential amenity. The proposed development is considered to be in accordance with the Development Plan and, therefore, planning permission can be granted.

10. Recommendation

- 10.1 Approve subject to conditions.

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 the application form, design and access statement and drawings 1716 10, 1716 20 A received 25 March 2021.

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 obscure glazed fixed shut windows on the first floor rear elevation as shown on drawing 1716 20 A shall be fitted and remain fitted with obscured glass, which shall have an obscurity of level 3 on the Pilkington Obscured Glazing range (or equivalent by an alternative manufacturer). These items shall thereafter be retained in their approved form.

Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

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@eastsoffolk.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:

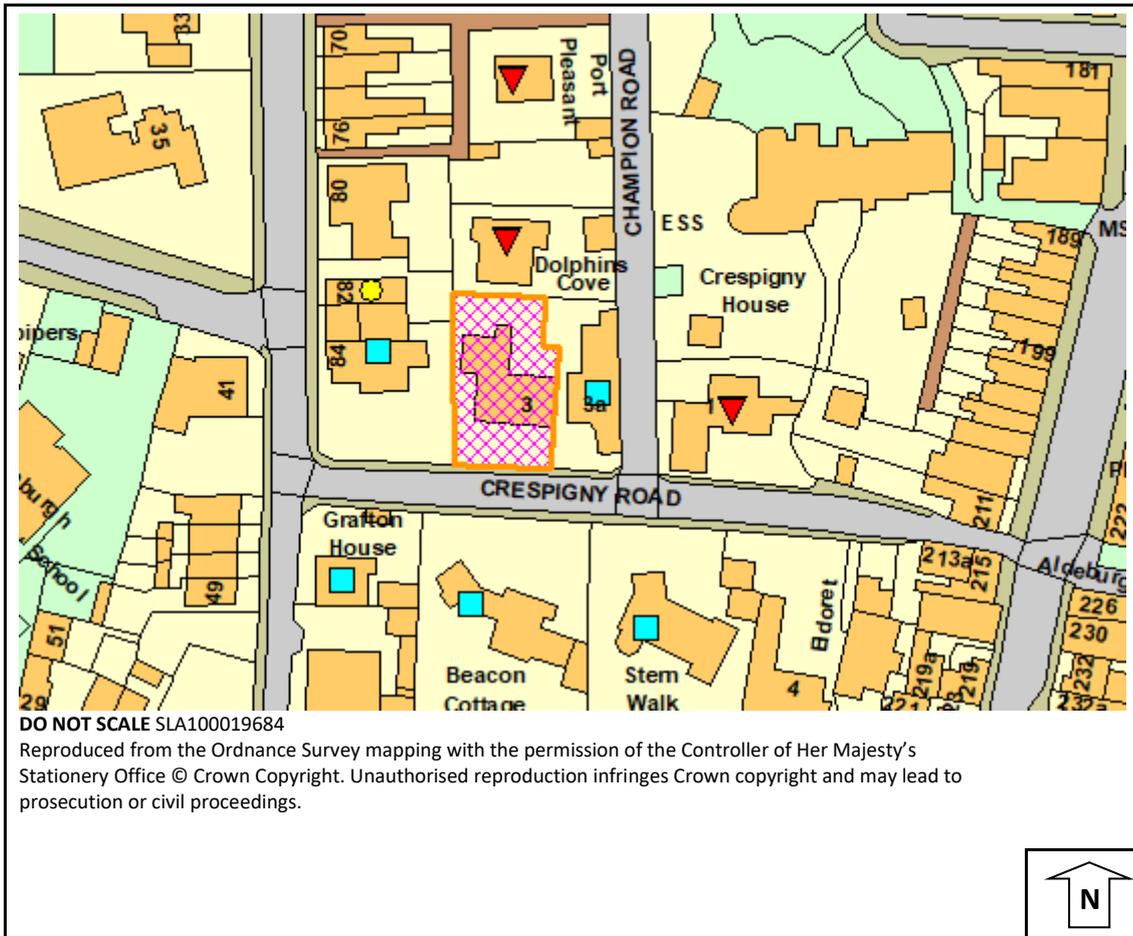
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background Papers

See application reference DC/21/1470/FUL on [Public Access](#)

Map



Key

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