



Committee Report

Planning Committee North - 10 May 2022

Application no DC/22/0405/FUL

Location

4 The Street
Carlton Colville
Lowestoft
Suffolk
NR33 8JW

Expiry date 10 April 2022

Application type Full Application

Applicant Mr Paul Bedder

Parish Carlton Colville

Proposal New detached store/dayroom at bottom of garden.

Case Officer Debbi Wicks
07584 642000

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1. Summary

1.1 The application is for a detached outbuilding in the rear garden for use as a store and garden room. Officers are recommending approval and no objections have been received; however, as the applicant's is a close relative of an East Suffolk Council employee, the case is automatically referred to Planning Committee for determination.

2. Site Description

2.1 The property is a semi-detached cottage located on the north side of The Street in the older part of Carlton Colville. It is not in a Conservation Area. The dwelling has recently undergone extensive renovations and refurbishment by the applicant, including a single storey rear extension in 2013. This pair of cottages are set fairly close to the highway, further forward than their neighbours on either side, and with a good, wide gap to the side of each one providing a generous distance between surrounding buildings. They are finished in a mix of dark red brick and cream render.

3. Proposal

3.1 In addition to the extension, a detached replacement garage at a height of 3.6m was also approved for the western side of the garden though that has not been constructed. The old prefab garage is to be demolished and the small outbuilding in the north west corner will also be removed. A black featheredge boarded larger outbuilding is now proposed across the width of the garden at the far northern end. This would face the back of the house, with a 3.6 m high roof and gabled side walls and the footprint would measure 9.1 metres wide by 4 metres in depth. The building would be divided up into a garden room with glazed bifolds at one side plus two storage sections with solid timber traditionally styled doors.

4. Third Party Representations

4.1 None received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Carlton Colville Town Council	24 February 2022	15 March 2022
Summary of comments: Approval - comment is possible overshadowing onto the neighbouring garden in Borrow Close.		

6. Site notices

General Site Notice
Reason for site notice: General Site Notice
Date posted: 28 February 2022
Expiry date: 21 March 2022

7. Planning policy

National Planning Policy Framework 2021

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

8. Planning Considerations

8.1 All planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The key development plan policy relevant to this proposal is WLP8.29 (Design).

8.2 The proposal only requires planning permission because it exceeds the 2.5 metre maximum height allowance for exempt structures within two metres of a boundary, under planning controls, as it accords with all other permitted development criteria relating to dimensions

and site coverage. Accordingly, the key consideration is the resultant impact of the additional 1.1 metres in height upon the surrounding properties in terms of shading, as picked up by the Parish Council.

- 8.3 Immediately adjoining the rear boundary is a pathway between the site and the rear gardens in Borrow Close. The neighbour directly behind the proposal to the north is no. 35 Borrow Close and they have a tall conifer hedge along their rear garden boundary which would shield their view of the proposal and already creates shading within their garden as the hedge is as high as the proposed building, with a separation distance of thirteen metres between the proposed outbuilding and the neighbour's house to the north. To the east side, afternoon sun would fall across the end of the attached cottage's garden where there is a shed located. Officers are therefore satisfied that neighbour amenity will not be adversely affected by this proposal.
- 8.4 The rear garden depths to these cottages are generous, with sixteen metres between the back of the extension and the proposal. A rear garden area of 100 square metres would remain with the proposal constructed, even taking into account the extant replacement garage if it is implemented in the future and thus site coverage is not deemed to be excessive and will be in proportion to the plot overall. The scale, height and form of the new building are in keeping with the neighbour's garage to the west and the replacement garage already previously approved, without impacting neighbours' light or outlook. The refurbishment and extensions to the cottage undertaken in the past two years have been carried out to a high standard and the design and materials proposed for the garden room will also be sympathetic to the age and character of the property.

9. Conclusion

- 9.1 The proposed siting, height and materials are all judged to be appropriate for their setting and in keeping with the locality, resulting in no conflict with Policy WLP8.29 of the Local Plan.

10. Recommendation

- 10.1 Approve.

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 Site Plan received 7th March, in conjunction with the proposed Block Plan, Floor plan 01 and Elevation Drawing 02 (including external materials as specified) received 21st March 2022, 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.

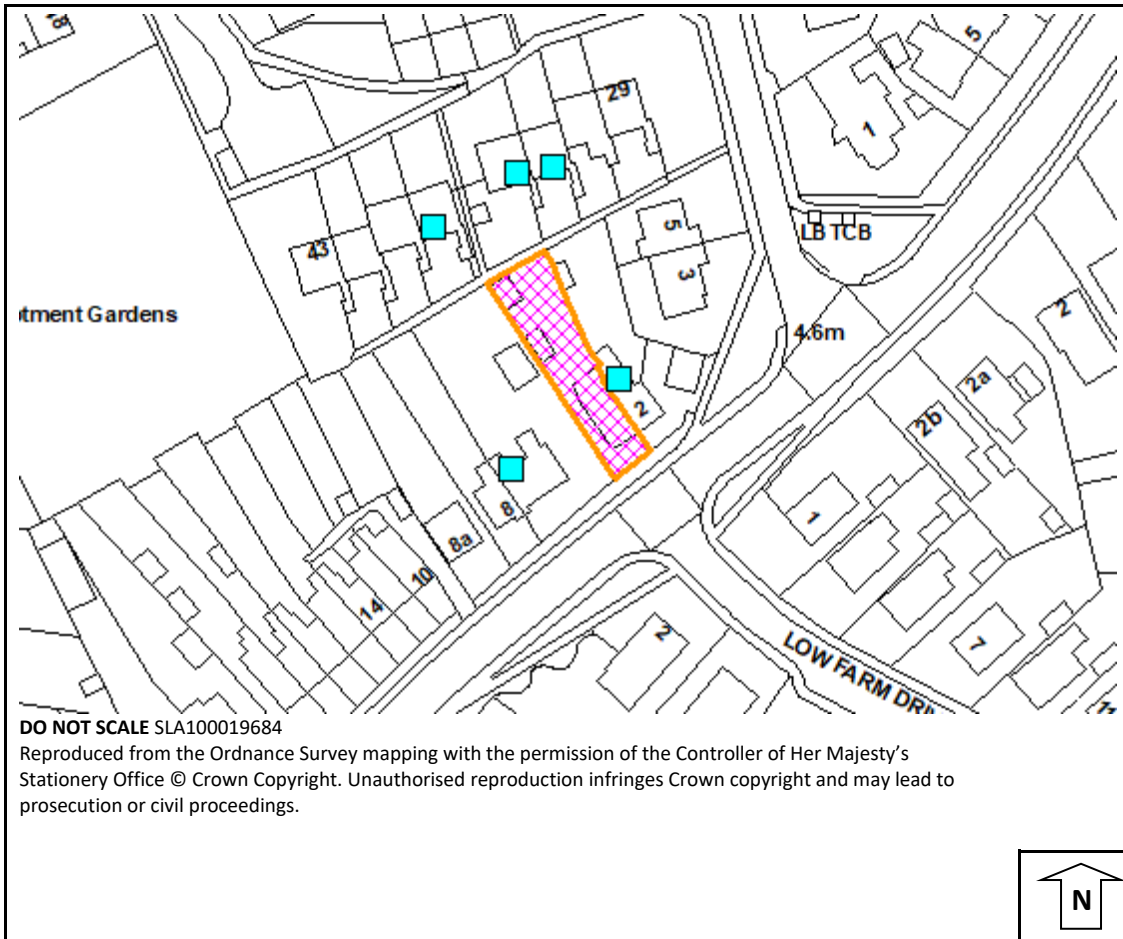
Informatives:

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/22/0405/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support