



Committee Report

Planning Committee North - 10 November 2020

Application no DC/20/3386/FUL

Location

1A Princes Walk
Lowestoft
Suffolk
NR32 2QW

Expiry date 12 November 2020

Application type Full Application

Applicant Mrs Samantha Cook

Parish Lowestoft

Proposal Side extension to kitchen

Case Officer Joe Blackmore, Principal Planner (Development Management)
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1. Summary

- 1.1 The application seeks planning permission for a single storey side extension to the dwelling.
- 1.2 The proposed development is considered to be acceptable in all respects in accordance with the Development Plan and thus recommended for approval.
- 1.3 The application is presented to the Planning Committee (North) for determination because the applicant is an employee of East Suffolk Council.

2. Site description

- 2.1 1A Princes Walk is located to the east side of the road and to the northeast of the junction where Princes Walk meets Parkside Drive. The site hosts a detached dwelling with an outbuilding in the rear garden. The existing dwelling is constructed of red brick and is one-and-a-half storeys in scale with a long catslide roof extending down to provide the porch enclosure.

2.2 The area generally is characterised by detached dwellings in spacious plots. Normanston park is a short distance to the west of the site. There is no relevant planning history to report.

3. Proposal

3.1 The proposed development is a single storey side extension to the south side of the house. The extension would have a plan depth the same as the existing house, with a width across of three metres, enlarging the kitchen/diner accommodation. The roof form would be a steep dual-pitch to mimic that of the existing house. Ridge level of the extension would be almost two metre below the existing roof of the house.

4. Consultations/comments

4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	9 September 2020	23 September 2020
Summary of comments: The Town Council's Planning and Environment Committee considered this application at a meeting on 22 September 2020. It was agreed to recommend approval of the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	9 September 2020	11 September 2020
Summary of comments: No objections. Standard informative recommended re ground gas protection measures to be incorporated into the development.		

6. Planning policy

National Planning Policy Framework

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

7. Planning considerations

- 7.1 Local Plan policy WLP8.29 (Design) is a general design policy and promotes development that, amongst other things, is aesthetically pleasing and preserves the amenity of neighbouring residential property.
- 7.2 Because of the single storey nature of the extension, and that it would be adjoined to the south wall of the existing house at least 15 metres from any neighbouring dwellinghouse, the development would have no material residential amenity impact. The extension would be visible from the highway and nearby properties, but that will not cause harm to their outlook.
- 7.3 The proposed extension follows the plan depth of the house with the roof pitch also mimicking that of the existing roof. The stepped-down form makes the extension a subordinate addition to the house. The proposal is a simple side extension that will relate well to the house, meeting the design objectives of policy WLP8.29.

8. Conclusion

- 8.1 The proposed extension is acceptable in terms of design and residential amenity in accordance with Policy WLP8.29 (Design) of the Local Plan.

9. Recommendation

- 9.1 Approve with conditions as below.

10. 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 carried out strictly in accordance with Drawing No. PW-PL01, received 02 September 2020.

Reason: for the avoidance of doubt as to what has been considered and approved.

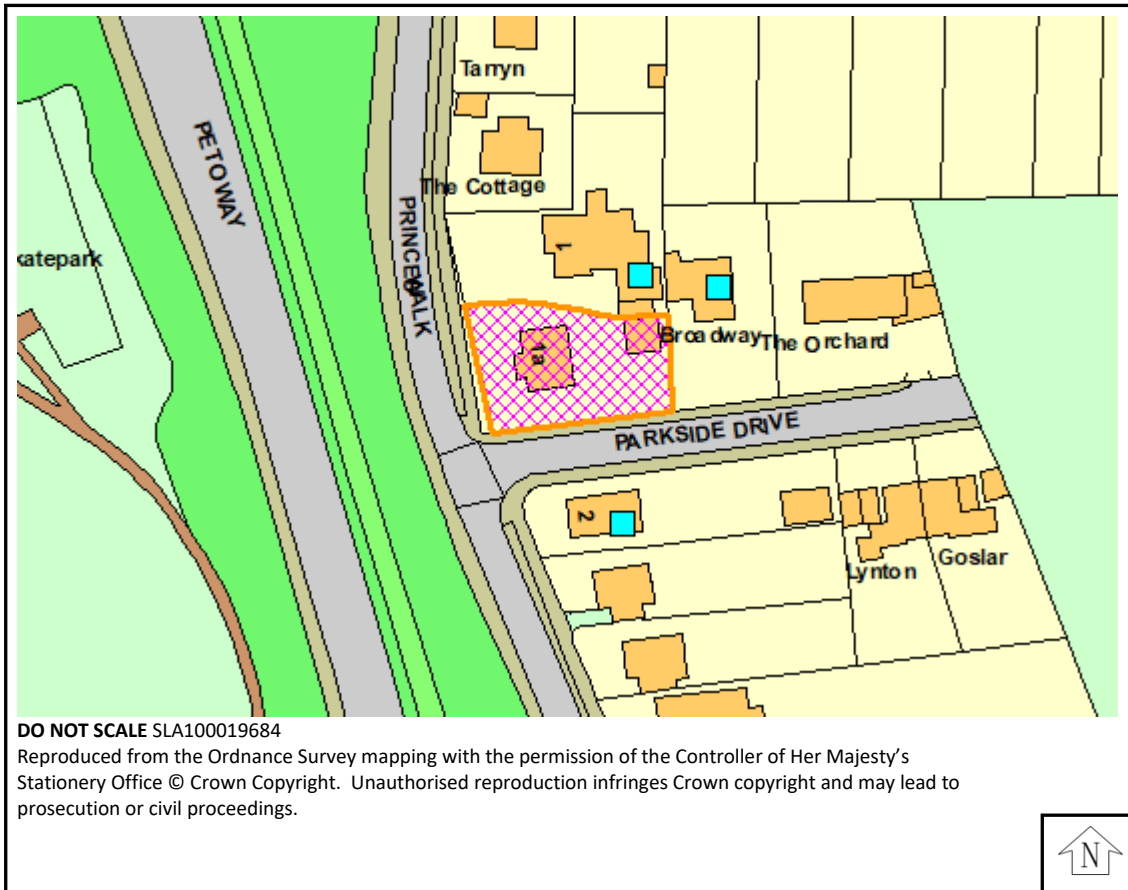
Informatives:

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/20/3386/FUL on [Public Access](#)

Map



Key

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