



Committee Report

Planning Committee South – 26 July 2022

Application no DC/22/1303/FUL

Location

5 Gladstone Road

Woodbridge

Suffolk

IP12 1EF

Expiry date 31 May 2022

Application type Full Application

Applicant Ms C Samuel

Parish Woodbridge

Proposal Single storey rear and side extension and alteration works to the existing property.

Case Officer Nick Clow

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1. Summary

- 1.1 The application seeks planning permission for the construction of a single storey rear and side extension and alterations to 5 Gladstone Road in Woodbridge.
- 1.2 The officer recommendation of approval is contrary to Woodbridge Town Council's recommendation of refusal. The application was subject to consideration by the Referral Panel on 22 June 2022 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 5 Gladstone Road is a mid-terrace dwelling located within the settlement boundary of Woodbridge. The dwelling is situated on Gladstone Road, which adjoins Sun Lane to the northeast and St Johns Hill to the west.

- 2.2 The dwelling is located within Character Area 7 of the Woodbridge Conservation Area. The Woodbridge Conservation Area is not affected by an Article 4 direction and therefore permitted development rights remain intact. The Woodbridge Conservation Area Appraisal highlights that the terrace on Gladstone Road dates back to 1892. The dwelling is identified as being a significant building within the Woodbridge Conservation Area Appraisal.
- 2.3 The rear elements of the Gladstone Road terrace are visible from the Sun Lane entrance to Gladstone Road, where the rear of the terrace is visible, and it is possible to see that all of the terrace appear to have similar rear gable ended projections. Planning Permission was granted in 2018 for a loft conversion including the erection of a rear dormer under DC/18/0465/FUL.
- 2.4 The row of terraces on Gladstone Road benefit from long rear gardens, with a row of grade II listed terrace buildings adjoining the boundary at the bottom of the curtilage. The topography of the ground descends from west to east causing No.5 Gladstone Road to sit higher than its neighbouring property No.6 to the east.

3. Proposal

- 3.1 Planning permission is sought for a single storey side and rear extension and alterations to the property.
- 3.2 The proposal has been amended during the course of the application. The extension originally proposed measured approximately 6.5m in length however this has now been reduced by approximately 2.5m and now measures approximately 4m in length. The extension would have a width of approximately 4.2m and a height of 3.5m. The eaves sit at approximately 2m in height from the site's ground level and approximately 2.7m when measured from the lower ground level within No.6's curtilage.
- 3.3 The extensions have a sloping roof with two roof lights located along the eastern roof slope of the side extension and bi-fold patio doors facing towards the rear garden.
- 3.4 Other alterations to the property include the addition of two roof lights within the eastern roof slope of the existing first floor rear wing.
- 3.5 Materials include facing brick and zinc finishing the exterior walls, clay pantiles and zinc forming the roof and timber/aluminium windows. The patio doors will be constructed from timber and aluminium.

4. Third Party Representations

- 4.1 Comments from two neighbouring properties have been received raising the following material planning issues:
- 4.2 Access - concerns regarding the construction of the extension due to the narrow nature of Gladstone Road and how this has not been considered by the applicants.
- 4.3 Dominating/Overbearing – it is felt that the proposed location of the extension along the boundary in combination with the decreasing ground levels creates an overly dominant and overbearing impact on neighbouring residential amenity.

- 4.4 Loss of Light/Overshadowing - due to the close proximity of the dwellings, concerns have been raised regarding the potential impact the extension will have on the availability of natural daylight/sunlight entering neighbouring habitable rooms creating a tunnel effect.
- 4.5 Design - not in keeping with the Victorian/Edwardian character of the area.
- 4.6 Accuracy of Drawings - the compass direction on the drawings is thought be inaccurate.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Woodbridge Town Council	8 April 2022	11 May 2022
Summary of comments: We recommend REFUSAL as this application contravenes Policy SCLP11.2: Residential Amenity c) Access to daylight and sunlight; e) The resulting physical relationship with other properties;		

Non-Statutory Consultees

Consultee	Date consulted	Date reply received
East Suffolk Design and Conservation	9 May 2022	No response
Summary of comments: No comments received.		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	14 April 2022	10 May 2022	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 14 April 2022 Expiry date: 10 May 2022
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6. Planning Policy

National Planning Policy Framework 2021

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)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

7. Planning Considerations

Visual Amenity and Impact on the Conservation Area

- 7.1 The proposed extension is located to the rear of the main dwelling which is primarily screened by the existing row of terraced properties, however, because Gladstone Road dog legs towards Sun Lane, the extension would be visible from certain points along the northern part of the street.
- 7.2 The extension is single storey, and the lean-to roof follows closely the form of the rear gable end projection of the host dwelling and surrounding properties. The extension clearly reads as a subordinate addition to the dwellinghouse due to the modest ridge and eaves height sitting lower than the existing roofs. Facing brick and timber are harmonious with the surrounding built environment, and examples can be seen throughout Gladstone Road with brick finishing the exterior walls and timber sash windows.
- 7.3 Although zinc has not been utilised previously along Gladstone Road, this modern design is not viewed as detrimental to the overall Victorian/Edwardian character of the area because the location is not situated in a prominent position along Gladstone Road, and viewable public vantage points are limited.
- 7.4 Despite the compact nature of the curtilages, the reduced length of the proposed extension helps to minimise the scale of the footprint and therefore can be accommodated satisfactorily within the curtilage boundaries without appearing as overdevelopment.
- 7.5 For the above reasons, the proposed scheme will not have a detrimental impact on the significance of the conservation area or visual amenity of the streetscene due to the use of high-quality materials and its design, scale, form, height, massing and position.
- 7.6 The proposed development complies with SCLP 11.1 and 11.5.

Residential Amenity

- 7.7 The close proximity of the extension with the boundary of No.6 Gladstone Road raises concerns regarding a dominating and overbearing environment that is detrimental to neighbouring amenity. This was also an issue highlighted by Woodbridge Town Council and neighbours.
- 7.8 Consideration has been given to the drop in ground levels towards No.6 which makes the extension appear taller and potentially more dominant than if the ground levels had remained consistent.
- 7.9 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) Schedule 2, Part 1, Class A permits extensions subject to a number of criteria without the need to apply for planning permission. However, in this case the proposed side extension is located within the Woodbridge Conservation Area and the GPDO states that any enlargement extending beyond a wall forming a side elevation of the original dwellinghouse within a conservation area cannot take place without an application for formal planning permission. As such, there is no permitted development fallback for the proposed side extension.
- 7.10 Although the location of the side elevation of the extension along the boundary with No.6 is unfortunate, the eaves do not exceed 3m in height and the length of the extension has been reduced to 4m which substantially reduces the extension's presence along the boundary. It is therefore the view of officers that the impact of the extension on residential amenity is not so dissimilar to that of any development constructed within 2m of the boundary under the GPDO criteria if the location would have been outside of a conservation area.
- 7.11 The outlook of No.6 may be adversely affected by the featureless brick wall that will abut the curtilage boundary, potentially creating an overly oppressive environment. Under Part 2 of the GPDO 2015, A.1 (b) a fence no taller than 2m can be erected along the curtilage boundary without the need to apply for formal planning permission if it is not located adjacent to a highway. Consequently, a 2m high close boarded fence could be erected along the boundary with No.6 extending the length of the curtilage.
- 7.12 The eaves of the proposed extension are no greater in height than approximately 2m therefore, despite the drop in ground levels exacerbating the presence of the development along the boundary, the overall impact on outlook would not be materially different if the applicants erected a fence instead of the proposed extension. Additionally, the reduction of 2.5m in length has mitigated the impact of the development and lessened the oppressive appearance along the eastern elevation.
- 7.13 Loss of natural daylight and overshadowing is a material planning consideration that requires assessment due to the narrow nature of the terraced dwellings and their close proximity to one another. This was also a concern raised by Woodbridge Town Council and neighbouring occupiers.
- 7.14 A 45° light test was undertaken to assess the amount of light entering the dining room window along the rear elevation of No.6 if the proposed extension is constructed. Although the line passes through the middle of the window, natural light/daylight entering the window is already substantially reduced by the presence of the existing two storey rear wing

projecting from No.5. The single storey side/rear extension is not going to impact the amount of light entering the dining room window any worse than the existing built environment.

- 7.15 No.6 has numerous windows facing west towards No.5 which may be adversely impacted by the proposed extension. Following a 45° light test it is determined that the eaves of the extension will reduce the amount of light entering these windows. Under the GPDO however a 2m high close boarded fence can be erected along the eastern boundary without the need to apply for formal planning permission, and may have a similar impact on the availability of natural daylight/ sunlight entering the same windows.
- 7.16 The extension also sits north-west of No.6, therefore minimising the amount of light that may be reduced by its construction, and the reduction in length to approximately 4m further helps to reduce this impact. It is viewed that the impact on light caused by the presence of the proposed extension would not be so materially different as a structure that complies with the GPDO.
- 7.17 Comments were submitted regarding the impact construction may have on the surrounding area and potential damage to the built environment. Although these comments are noted, given the scale and nature of the development such impacts not likely to so significant that a construction management plan should be required in this instance.
- 7.18 No glazed features are located along the eastern elevation of the extension therefore no direct overlooking will occur that may adversely affect the privacy of the occupiers at No.6. The existing rear wing accommodates numerous windows that allow direct overlooking into the curtilage of No.6 which is exacerbated by the lower topography of No.6. The removal of such features has a positive impact on the residential amenity of the occupiers at No.6.
- 7.19 The large window and bi-fold patio doors situated along the rear elevation will not create a new line of sight that is detrimental to the privacy enjoyed by the occupiers at No.6 or cause any overlooking that may adversely affect neighbouring residential amenity. The rooflights similarly do not create a new line of sight that would cause privacy or overlooking issues adversely affecting the neighbouring residential amenity of No.6.
- 7.20 The proposed development complies with SCLP 11.2.

Impact on the Setting of nearby Listed Buildings

- 7.21 The application site is located to the rear of a row of grade II listed Georgian Cottages situated along Sun Lane. The Woodbridge Conservation Area Appraisal describes them as "an exquisite terrace of 12 small cottages".
- 7.22 The proposed development is located to the rear of the listed dwellings, separated by the rear gardens of both Gladstone Road and Sun Lane, and utilises good quality materials such as facing brick, zinc and timber. It is therefore concluded that the proposed extension is of an appropriate design, scale, height and massing and does not harm the character of the cottages or any architectural, artistic, historic, or archaeological features that contribute towards their special interest. This complies with SCLP 11.4.

Accuracy of Drawings

- 7.23 Concerns were raised regarding the accuracy of the plans provided to the local planning authority as part of this application. It is our view that the drawings provided to us were sufficiently accurate and detailed in order to form a professional judgement and assess the necessary material planning considerations of the proposed scheme.

8. Conclusion

- 8.1 This application complies with SCLP 11.1, 11.2, 11.4 and 11.5 and with the relevant provisions of the NPPF.

9. Recommendation

- 9.1 Approve subject to the conditions below.

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 location plan received on 05.04.2022, revised floor plan received on 07.06.2022 and revised elevation and block plans received on 10.06.2022 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.

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

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:

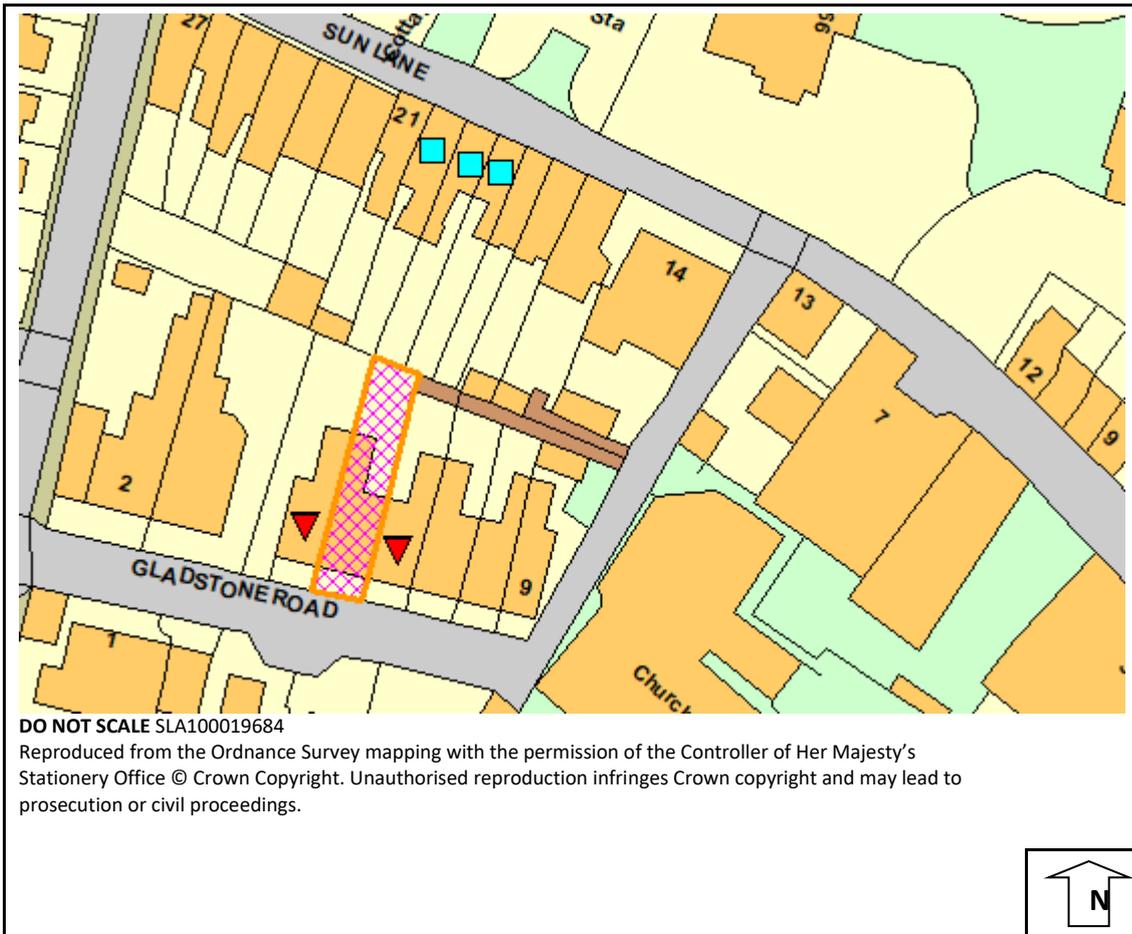
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/22/1303/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support