



Committee Report

Planning Committee North – 14 December 2021

Application no DC/21/4957/FUL

Location

Balnacraig
Stanton Close
Lowestoft
Suffolk
NR32 4JZ

Expiry date 23 December 2021

Application type Full Application

Applicant Mrs Christine Marjoram

Parish Lowestoft

Proposal Single storey front extension for disabled bathroom

Case Officer Debbi Wicks
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1. Summary

- 1.1 This application proposes a front bathroom extension, to facilitate accessibility for the disabled occupant. The scheme is acceptable in design and residential amenity terms and therefore Officers recommend approval of the application
- 1.2 The applicant is a close relative of an East Suffolk Council employee and therefore the application triggers automatic referral to Planning Committee for determination. A separate application, (DC/21/4454/FUL), for a detached garden building is also referred to the same meeting for the same reason.

2. Site description

- 2.1 The application site comprises a modest bungalow located within a row of four similar detached properties in Stanton Close, which is a small cul-de-sac. The site backs onto an undeveloped area to the eastern rear boundary filled with tall mature trees. The site is not

in a conservation area and there are no other planning constraints affecting the property. Unlike the three other bungalows, the dwelling is L shaped in form, with a wide, gabled front projection at the north side, containing a garage and bedroom and a side wing projecting from the southern wall. The main front entrance door is positioned in this recessed wing which is set further back and has a contrasting rendered finish. There is a small lawned garden area in front of this, with parking provision to the north side, in front of and including the garage.

3. Proposal

- 3.1 The proposal looks to infill the front recessed corner in order to provide more accessible bathroom facilities for the occupant. This would take the form of a smaller gable to the new extension and would incorporate the hallway and entrance door. The new bathroom window would be positioned on the south side elevational, facing the neighbour's wall. The ornamental tree would need to be removed to facilitate the proposed extension.

4. Consultations/comments

- 4.1 There would be one neighbour potentially affected by this proposal, namely Jenisca, Stanton Close to the south side. No representations have been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	9 November 2021	No response
Summary of comments: None received at time of writing report. Comments will be reported via the update sheet, should they be received.		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 12 November 2021

Expiry date: 3 December 2021

7. Planning policy

National Planning Policy Framework 2021 (NPPF)

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

8. Planning considerations

- 8.1 As the proposal is for a front extension, the key policy considerations are the resultant streetscene impact together with any neighbour amenity impact arising from the location, form, and massing of the extension together with the position of windows. Policy WLP8.29 of the Local Plan requires proposals to respect the character and spatial relationship of existing surrounding development.
- 8.2 In terms of this proposal, the prominence of an additional forward projection is mitigated due to it infilling a recessed area, therefore finishing in line with the current front wall of the dwelling. As the application property differs in form from the three matching neighbouring bungalows presently, there is no loss of uniformity or pattern arising from the proposal and as the site is within a very small cul-de-sac only serving five properties, and with no development opposite, public realm impact would be minimal.
- 8.3 The formation of a secondary gable would retain a subservient appearance arising from its lowered height and proportions and the external finish is proposed in matching red brick, with the front door moved forward. There are no objections with regard to the design or external appearance. The front of the extension would also align with the neighbouring dwelling to the south, retaining outlook and assisting in that the provision of the new side facing window would only face the neighbour's gable wall and would not look into any of their existing windows. Parking provision will remain unaltered. The loss of the small decorative tree is unfortunate; however, it is not protected and would not be worthy of a Preservation Order.

9. Conclusion

- 9.1 All aspects of the proposal accord with policy WLP8.29 and are judged to be acceptable, with no adverse harm to amenity resulting. The scheme is in accordance with the Development Plan and planning permission can therefore be granted.

10. Recommendation

- 10.1 Authority to Approve, subject to new material planning issues being raised in any comments/representations received prior to the end of the public consultation period (03.12.2021).

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 Drawing no. 513-01A received 29th October 2021, 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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance of the development.

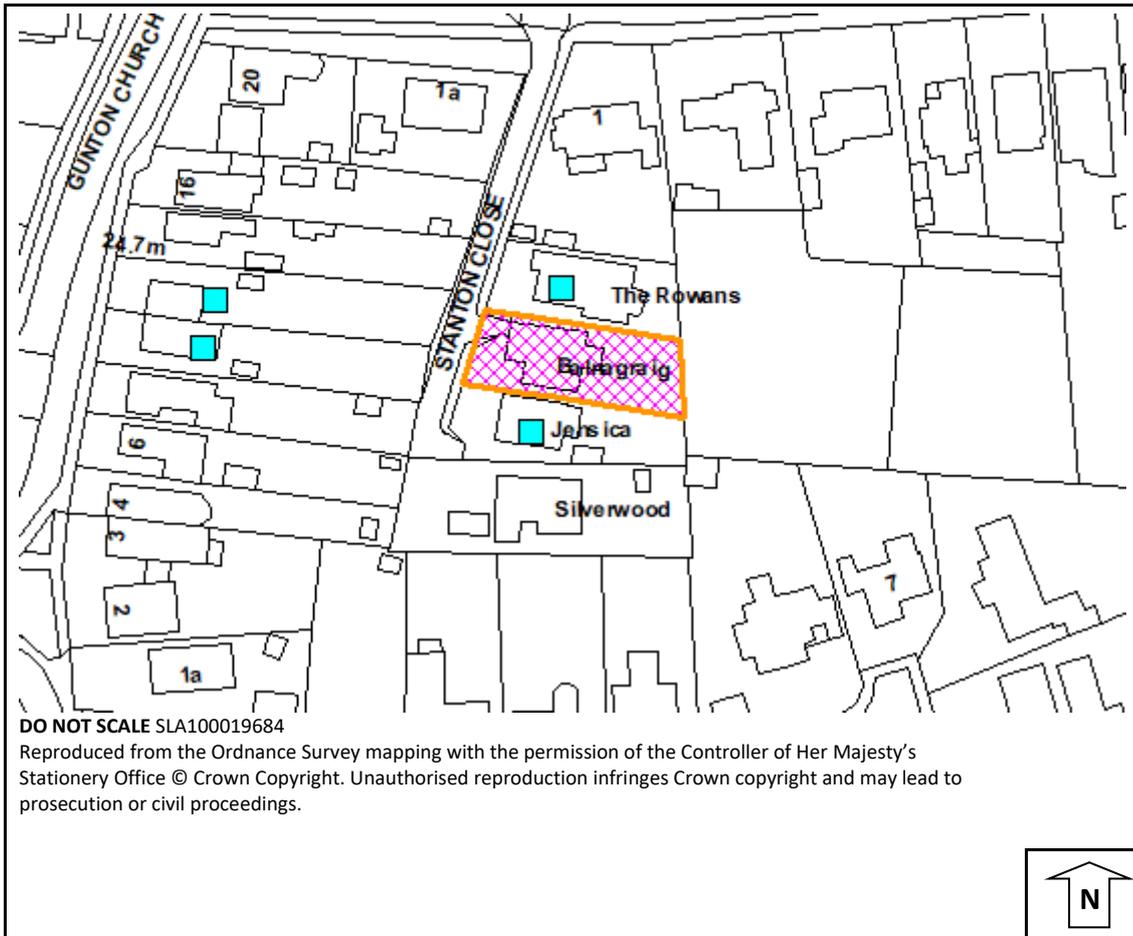
12. Informatives:

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/21/4957/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support