



Committee Report

Planning Committee South - 30 March 2021

Application no DC/20/5119/FUL

Location

175 Grange Road
Felixstowe
Suffolk
IP11 2PZ

Expiry date 9 February 2021

Application type Full Application

Applicant Mr Massimo Farina

Parish Felixstowe

Proposal Construction of a two storey rear extension.

Case Officer Jamie Behling
07919 303788

Jamie.Behling@eastsoffolk.gov.uk

1. Summary

- 1.1. The proposed development seeks permission to erect a part two-storey, part single storey rear extension and create a roof light for a sun tube.
- 1.2. Considered against all relevant material planning matters, the application is deemed acceptable and therefore recommended for approval in accordance with the NPPF and relevant policies of the adopted development plan.

Reason for Committee

- 1.3. The referral process was triggered in accordance with the Council's scheme of delegation because the 'minded to' decision of the Planning Officer is contrary to the Town Council's recommendation to refuse due to concerns relating to Design and Residential Amenity.

- 1.4. The application was therefore presented to the referral panel on Tuesday 16 February 2021 where members felt that the appearance of the dwelling may appear out of character to the area and there may also be possible impacts to residential amenity.

Recommendation

- 1.5. The application is recommended for approval subject to conditions, because the scheme accords with Planning Policy and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity.

2. Site description

- 2.1. 175 Grange Road, Felixstowe is a two-storey, semi-detached, residential dwelling located within the settlement boundary of Felixstowe. The property is on the eastern side of Grange Road and has a good-sized rear garden for the area. The dwelling is attached with the neighbour to the north with both of the dwellings connected with a Gambrel roof with mirroring, intersecting front gables. To the rear of the site is a path that leads to Coronation Recreation Grounds located to the northeast.

3. Proposal

- 3.1. The proposal seeks to build a new two-storey rear extension, nearly the full width of the dwelling with a flat roofed, single storey element below. The two-storey part will be two metres in depth and will utilise a hipped roof while the single storey element below will extend a further 3.5 metres and have a height of 3.2 metres. The proposal also includes creating a sun tube to serve the staircase on the front roof slope. The proposal initially included cladding the entire building however this has now been omitted from the scheme.

4. Consultations/comments

- 4.1. Two representations of Objection raising the following material planning considerations:
 - Residential Amenity - The new structure will overshadow the neighbouring extension and cause loss of light and effect the outlook of neighbouring dwellings. The new extension will also be overbearing and is considered over development within the site.
 - Design - The new extension would be over scaled and not sympathetic to the design of the original dwelling.
 - Parking - The new build will create parking problems in an area already troubled with parking provision.
 - Noise - There will be noise from construction which will also deter birds.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	29 December 2020	18 January 2021
<p>“Committee recommended REFUSAL. The proposed cladding materials would be incongruous with the local character and distinctiveness of this and the neighbouring dwellings, contrary to SCLP 11.1(b). The proposals would also lead to a development that is not in keeping with the scale and character of the building within the surroundings, contrary to SCLP 11.1(c)iii in relation to height and massing and SCLP 11.2 (e) in respect of its physical relationship with other properties.</p> <p>We are also concerned about the impact on the access to daylight and sunlight to neighbour's bedroom window, with reference to SCLP11.2(c) and SPG 16.”</p>		

6. Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 7 January 2021

Expiry date: 28 January 2021

7. Planning policy

7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where *in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise*”.

7.2. National Planning Policy Framework (NPPF) (2019)

7.3. National Planning Policy Guidance (NPPG)

7.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:

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)

7.5. The following Supplementary Planning Guidance is also relevant:

8. Planning considerations

Visual Amenity, Street Scene and Landscape

- 8.1. The area has a mix of styles and designs with no uniform appearance to dwellings other than a brick or render finish. The bulk of the proposal is on the rear of the dwelling and would not easily be seen from Grange Road.
- 8.2. The rear of the building can be seen from Coronation Drive to the southeast, beyond the rear gardens of the two neighbouring properties to the south. There is also a path that runs behind the site, which is slightly screened by hedges and trees, that connects Coronation Drive to the playing fields to the northeast, where the proposal would also be seen at a distance. As the views of the two-storey element of the extension are across neighbouring gardens or would otherwise be screened from views from the path, the design would not substantially increase the prominence of the dwelling in the townscape when viewed from the rear.
- 8.3. The scheme would have minimal impact on the street scenes or the character of the wider area due to this location. The size, massing and scale of the extensions are reasonable, relative to the existing building and the size of the plot with a two-metre depth at two-storey level and 5.5 metres overall at ground level. The footprint of the ground floor extension would be within the dimensions of what could be considered within a larger home extension through permitted development.
- 8.4. The size of the extensions are not considered over development as there is still sufficient curtilage left within the property and a good rear garden space. The height is no greater than the existing building with fenestration used to match the current window arrangement at first floor level. The proposal would not substantially alter the layout of the building or significantly diminish its character. The proposal is considered to comply with policy SCLP11.1.

Residential Amenity

- 8.5. The new two storey element would protrude two metres from the rear of the existing dwelling set off the north boundary approximately 40cm, and off the south boundary by approximately 2.6 metres.
- 8.6. The main impact to of the two-storey element upon the attached neighbour would be to the existing first floor bedroom window closest to the extension, as the ground floor of the neighbour has already been extended by approximately three metres. Applying the 45 degree angle test the proposal would not pass the centre of the window from both angles and due to the orientation of the sun, the window would still get sunlight in the morning and acceptable levels late morning to early afternoon.

- 8.7. Concerns were raised that views into this neighbour's garden from the new windows of the extension would cause a loss to privacy however there are already existing windows in this position set two metres back requiring that for any meaningful loss to privacy to occur the occupant would have to be positioned very close to the window.
- 8.8. Concerns are also raised by the attached neighbour that the new wall forming the single storey element would cause overshadowing, and a sense of overbearing along with the two-storey element at ground level. The proposed single storey element would protrude approx. 2.5 metres beyond the rear of the neighbour's extension at a height of 3.2 metres, set 40 cm off the boundary. As the proposal is south of the area that would be effected, this is the time of day the sun is at its highest point and therefore the shading caused would be at its most reduced stage. Although it is acknowledged that the new wall will be higher than the allowed boundary fence limitations, it is marginally what is allowed above permitted development and therefore, on balance it is judged that the proposal would not cause detrimental harm to the amenity of this neighbour beyond what is considered acceptable.
- 8.9. The neighbour to the south, No. 177, has no side facing windows on the main part of the house but has three primary windows at the rear of the dwelling, one serving the kitchen on the side elevation of the single storey element whilst the second serves the dining room, on the rear elevation at ground floor level and the third is above serving a bedroom. The gap between the new extensions and the rear element of No. 177 is approximately 4.4 metres. Concerns were raised over the potential loss of light, outlook and privacy. The proposal contains two new smaller windows on the side elevation of the single storey element that would face toward the kitchen window of the neighbour to the south. These windows are relatively small and would not overlook the neighbour as they would be no higher than any boundary treatment that could be installed between the two properties screening views. Due to the orientation of the extensions, the specified windows may lose a degree of sunlight first thing in the morning however by mid-morning there would be minimal loss of light or shadowing due to the angle of the plots. Problems around a tunnelling effect were also raised at the side of the dwelling. Although this is a valid concern, a tunnelling effect caused by a boundary treatment would create a similar effect, closer to the side of the neighbouring dwelling than the extension, whilst there is still a sufficient gap of 1.5 metres between the extensions and the boundary.
- 8.10. The repositioned first floor windows on the rear elevation of the two-storey element of the extension would be set out two metres further back into the garden in the same position with no new side facing openings, creating no substantially greater views into neighbouring properties and therefore there would be minimal change to overlooking or loss to privacy from the two storey element of the extension. The windows would marginally be closer to the rear of the site, nearer to the footpath to the recreation ground and the rear garden of 134 Coronation Drive, resulting in a separation distance between the rear windows and the boundary of the neighbouring property to the east of approximately 35 metres, well in excess of the 24 metre back to back distance usually sought in accordance with Supplementary Guidance 16. The ground floor windows are not considered to significantly impact either neighbour and are of an acceptable size, scale and position in order to comply with what would be acceptable on a residential property. Any new roof lights on the property are considered permitted development and are therefore acceptable in planning terms.

- 8.11. The proposal is not considered to substantially impact the residential amenity of either neighbour to a point where the application should be refused and it is therefore considered that the scheme, on balance, complies with policy SCLP11.2.

Parking and Highway Safety

- 8.12. The alterations will not create any further bedrooms within the property and therefore would not incur the need for additional parking provision. The parking on site is considered adequate by Suffolk County Council as Local Highway Authority's recommended standards and therefore parking provision or highway safety is not a concern.
- 8.13. The noise caused due to the construction of a development is not a material planning consideration and a certain level of disturbance is expected during the construction of any build. Any issues caused would have to be raised with environmental protection in order to assess whether they go beyond what is expected or is acceptable.

9. Conclusion

- 9.1. As the design is acceptable, as noted above there is no significant impact on neighbour's amenity and no greater danger to highway safety or parking provision, the development is therefore considered to comply with the policies listed above, and recommended for approval

10. Recommendation

- 10.1. The application is recommended for approval subject to the following 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 PP01-B received 08/03/2021, 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 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:

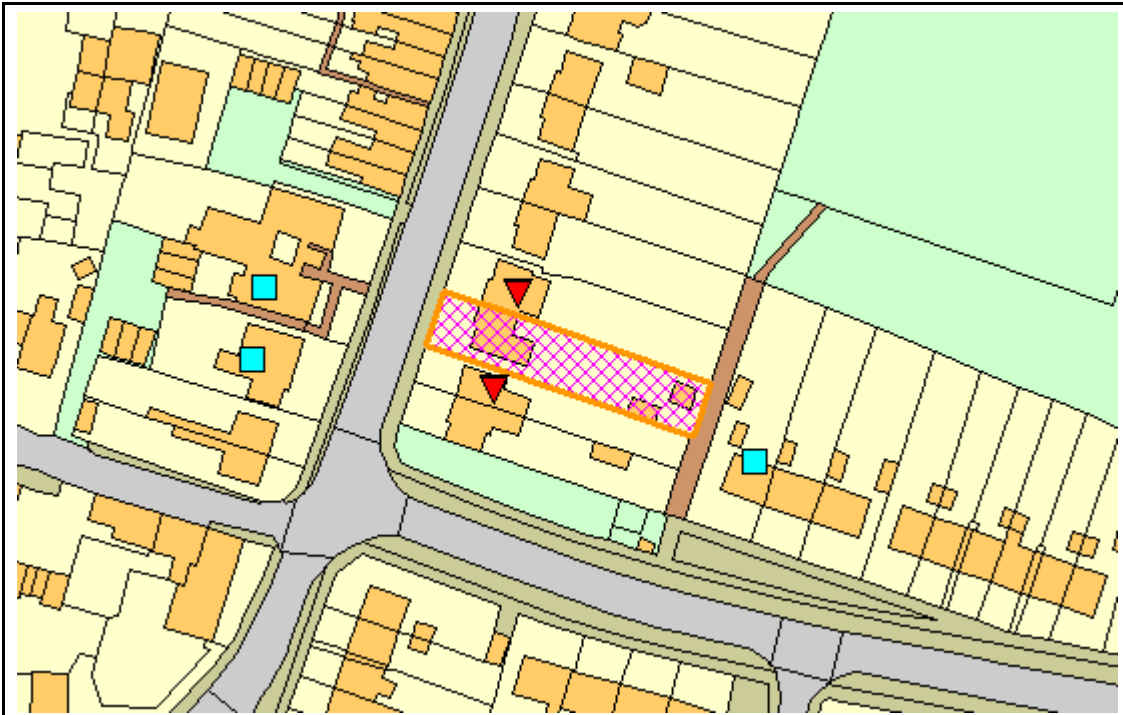
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/20/5119/FUL on [Public Access](#)

Map



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Key



Notified, no comments received



Objection



Representation



Support