



Committee Report

Planning Committee North - 16 March 2021

Application no DC/20/4965/FUL

Location

4 Blyth Road
Southwold
Suffolk
IP18 6AZ

Expiry date 2 February 2021

Application type Full Application

Applicant Mr and Mrs Emma and Robin Mitchell

Parish Southwold

Proposal General upgrade and additions to a dated and modest detached property.

Case Officer Michaelle Coupe

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1. Summary

- 1.1 This application is for extensions and alterations to a detached dwelling in Blyth Road, within the settlement boundary of the Town. The extensions include adding a second-floor room which raises part of the existing ridgeline.

Reason for Committee

- 1.2 The application is before the Planning Committee (North) at the request of the Referral Panel having regard to the scale and design of the development and the concerns raised by Southwold Town Council.

Recommendation

- 1.3 Revised plans have been received following the consideration by the Referral Panel, which seek to reduce the height of the second-floor addition and remove proposed zinc cladding to the walls. The scheme is recommended for approval as it is considered an acceptable and interesting design that will be complementary to and not significantly harm the character of

the area, and would not be unduly harmful to the amenity of neighbours and accords with the Development Plan.

2. Site description

- 2.1 The site comprises a detached dwelling at the end of a row of terraced and semi-detached dwellings on the north side of Blyth Road, an unmade track. Abutting the rear boundary of the site is the former fire station site which will likely be the subject of a future application for its redevelopment. Opposite is a recent affordable housing scheme abutting the common and golf course on one side and a terrace of Edwardian dwellings. To the east is the former police station which is designated an asset of community value. This site is likely to be the subject of a future redevelopment scheme. Opposite the police station comprising a commercial garage and shop, consent has been granted for a new mixed-use scheme comprising employment and residential uses.
- 2.2 The site is not in the Conservation Area but is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

3. Proposal

- 3.1 This proposal seeks to extend the property at ground floor level to create a large living space to the south of the main building core. It also extends to the north into the rear garden to create a dining room. Both these single storey extensions have vaulted ceilings. The roof shape of the existing dwelling changes such that to the front the roof slopes down over the proposed single storey front extension.
- 3.2 The flat roof garage on the east side of the house is to be replaced with a three-storey extension. This part of the building is extended forward to align with the living room extension. The first floor accommodation is increased in size and the second floor comprises a single room called the 'lookout lounge,' which will enjoy views to the south and west over the golf course and towards the water tower, and to the rear towards Buss Creek. The roof includes north facing full height doors set back to create an inverted dormer scenario; there is a flat roof deck externally with clear glass guarding for occasional use. The ridge height of the 'lookout lounge' is 2.15m above the existing roof height.
- 3.3 There is a complete change to the material: the existing brick and tile hanging to the walls will be replaced with a mix of grey zinc cladding, white K-Rend and vertical cedar cladding. The existing concrete tiles on the roof will be replaced with slate. Doors and windows are to be powder coated aluminium double-glazed units.
- 3.4 Parking is proposed to the front of the property.
- 3.5 Revised plans have been received reducing the height of the second-floor element from 9.6m to 9m which the applicants state is the same height as the Hastoe Housing Association development directly opposite. The zinc cladding to the walls has also been omitted and replaced with cedar boarding.
- 3.6 The Town Council and neighbour have been consulted on the revised plans.

4. Consultations/comments

4.1 Six representations have been received objecting to the proposal on the following grounds:

- the scale and massing is out of keeping with the area;
- the third floor and viewing platform is excessive causing a negative visual impact and overlooking/loss of privacy to neighbours;
- be dominant on the built and green environment in this area of the Town;
- the extension is three times the floor size of the existing;
- cause overlooking of the adjacent fire station site affecting the re-development plans;
- overlooking of the Millennium Foundation's car park, visitor centre and garden area;
- the steel and zinc cladding does not exist in Blyth Road; and
- query that sufficient parking can be provided.

4.2 No further comments received to date relating to the revised plans.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	10 December 2020	7 January 2021
Summary of comments: Recommend refusal. See appendix A for full comments from Southwold Town Council.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	10 February 2021	13 January 2021
Summary of comments: Whilst not recommending refusal and think it's an interesting piece of architecture, concern is raised to its overall mass which is out of keeping with the surrounding area and that its height causes an unacceptable impact, in terms of privacy, on near neighbours. Also disappointed that an opportunity has been missed to take advantage of low carbon heating arrangements.		

Re-consultation consultees

Consultee	Date consulted	Date reply received
Southwold Town Council	10 February 2021	No response
Summary of comments: We reviewed the amended plans and we think that the design is a bit improved but not good enough.		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 15 December 2020

Expiry date: 7 January 2021

7. Planning policy

National Planning Policy Framework 2019

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

WLP8.35 - Landscape Character (East Suffolk Council – Waveney Local Plan, Adopted March 2019)

8. Planning considerations

8.1 All applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Local Plan policy WLP8.29 "Design" requires that developments respond to local context and the form of surrounding buildings in relation to the overall scale and character, layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular, in addition to resulting in no adverse impact upon neighbouring amenity or parking provision.

8.2 It is accepted that the proposals do change the scale of the existing dwelling and its design is different to the row of properties it forms part of. It is, however, considered to be an interesting design and the requirements of policy WLP8.29 does not mean different architectural styles are necessarily wrong. Paragraph 8.170 of the Local Plan states:

"A framework of good design principles provides guidance for the design of new development without imposing architectural styles or stifling creativity. Application of such principles can accommodate different architectural styles whilst complementing and strengthening local distinctiveness. Innovative design is encouraged where it demonstrates a high quality design approach and is respectful of its setting."

8.3 There is a mix of property styles in the immediate area, including some commercial development (corner of Blyth Road and Station Road). Being at the end of the existing row of dwellings and, given the third storey element consists of a single room, the change in scale is not considered excessive. Furthermore, its narrow form and roof shape avoids the extension being overly dominating. Consequently, therefore, it is considered the proposals would not be harmful to the street scene or have a wider adverse impact on the landscape setting of the town or the special qualities of the AONB landscape, in accordance with policies WLP8.29 and WLP8.35 and the NPPF.

- 8.4 The Southwold Town Entrance Study referred to by the Town Council which included the former fire and police station site alluded to some three-storey development being appropriate. There is some three-storey development nearby in Station Road and the Edwardian Terrace directly opposite has some accommodation in the roof space.
- 8.5 The proposed choice of materials is also considered reflective of the surrounding buildings and those consented nearby. The variation in the materials adds interest to the building and gives the building a more contemporary appearance which reflects the approach taken for the re-development of the nearby garage site at the end of Blyth Road.
- 8.6 The amount of additional accommodation is not considered to represent an over-development of the site as sufficient space remains to provide a reasonable garden.
- 8.7 The property, as altered, is fenestrated so that the principal outlook is to the front and rear as existing, and so there will be no increased overlooking of neighbouring residents. Regarding the land at the rear there is already an element of overlooking from first floor windows. The extensions nearest the neighbour are single storey in scale and thus not considered to cause loss of amenity in terms of loss of light, overshadowing or overbearing impact.
- 8.8 There is sufficient space to accommodate parking for the dwelling. Whilst parking is within the front garden this is a common feature along Blyth Road. Additional hedge planting is proposed to the front to help soften the impact of the vehicle parking.
- 8.9 Regarding the letter from Southwold and Reydon Society, the applicant confirms that the provision of a rainwater harvesting tank is part of the scheme, and that it is proposed to upgrade the existing building thermally and build all new wall external sections as a fully insulated timber frame construction which will go a long way to improve the carbon footprint of the project and the existing building.
- 8.10 The reduction in the height of the building reduces the scale of the development and is more reflective of other buildings nearby. The removal of the zinc cladding simplifies the mix of materials used.
- 8.11 It is thus considered the proposals can be recommended for approval in line with the policies of the Development Plan.

9. Conclusion

- 9.1 The proposed extensions and alterations to this dwelling, whilst significantly changing its appearance, are considered an interesting design that will be complementary to and not significantly harm the character of the area and the AONB landscape, and would not be unduly harmful to the amenity of neighbours.

10. Recommendation

- 10.1 Approve subject to 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 the following drawings, 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:-

Site Plan received 4/12/20

Proposed site plan received 04/12/20

Proposed Elevations received 10/02/21

Proposed GF plan rev A received 10/02/21

Proposed FF plan Rev C received 10/02/21

Proposed SF plan received 10/02/21

Supplementary information: Proposed S, W and N elevations and general section received 10/02/21

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

4. Within 3 month(s) of commencement of development, satisfactory precise details of a hedge planting scheme (which shall include species, size and numbers of plants to be planted) shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

5. The approved hedge planting scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest 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 Papers

Appendix A: Full comments from Southwold Town Council

See application reference DC/20/4965/FUL on [Public Access](#)

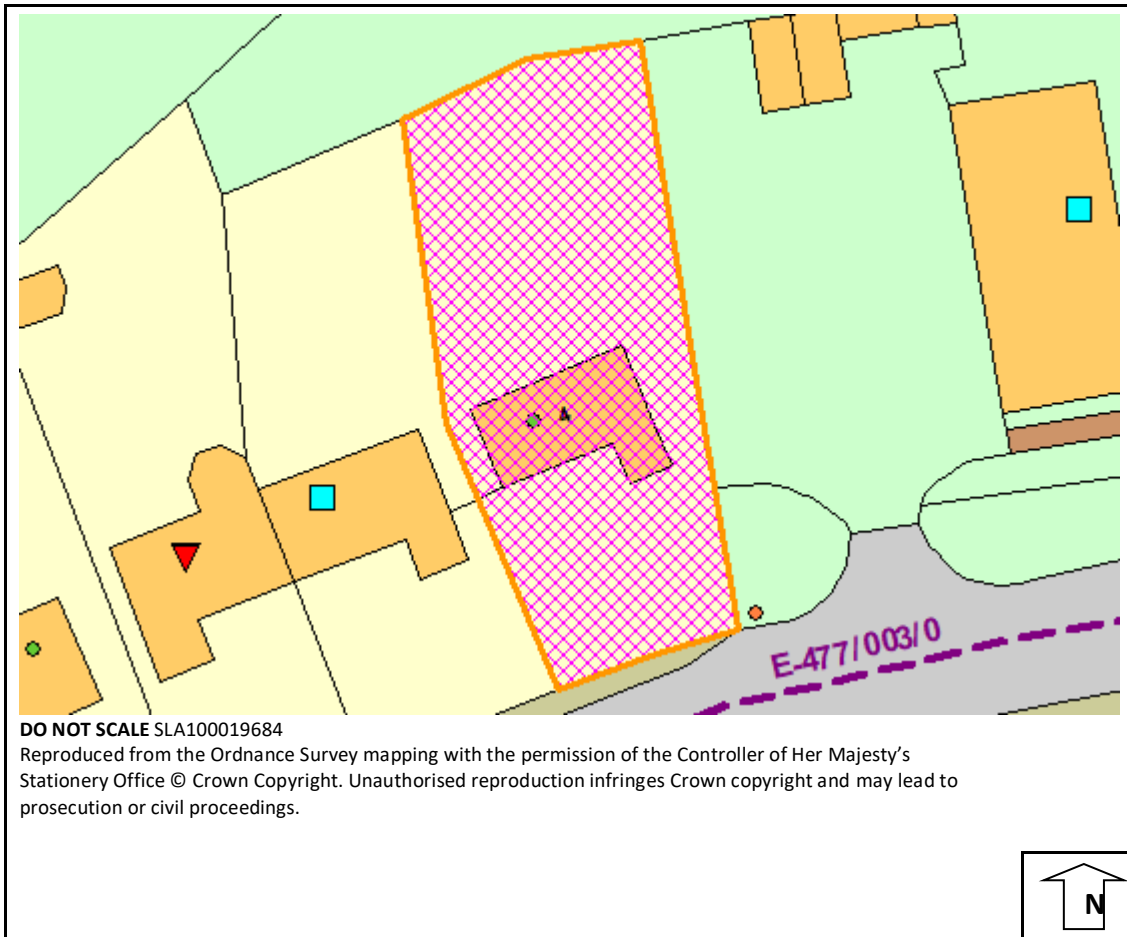
WLP8.29 (Design)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

WLP8.35 (Landscape Character)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Map



Key



Notified, no comments received



Objection



Representation



Support