



**Riverside, 4 Canning Road, Lowestoft, Suffolk,
NR33 0EQ**

Planning Committee North

Members:

Councillor Paul Ashdown (Chairman)
Councillor Jenny Ceresa (Vice-Chairman)
Councillor Elfrede Brambley-Crawshaw
Councillor Norman Brooks
Councillor Tony Cooper
Councillor Linda Coulam
Councillor Andree Gee
Councillor Malcolm Pitchers
Councillor Craig Rivett

Members are invited to a **Meeting** of the **Planning Committee North**
to be held in the Conference Room, Riverside, Lowestoft,
on **Tuesday 13 July 2021 at 1.00pm**

PLEASE NOTE START TIME

This meeting is being held in person in order to comply with the Local Government Act 1972. In order to comply with coronavirus regulations and guidance, the number of people at this meeting will have to be restricted to only those whose attendance is reasonably necessary.

Ordinarily, East Suffolk Council encourages members of the public to attend its meetings but on this occasion would encourage the public to watch the livestream, via the East Suffolk Council YouTube channel instead at
<https://youtu.be/31HO4ujaGds>

If you do believe it is necessary for you to be in attendance we encourage you to notify Democratic Services, by email to democraticservices@eastsuffolk.gov.uk, of your intention to do so no later than 12 noon on the working day before the meeting so that the meeting can be managed in a COVID secure way and the Team can endeavour to accommodate you and advise of the necessary health

and safety precautions.

However, we are not able to guarantee you a space/seat and you are advised that it may be that, regrettably, we are not able to admit you to the meeting room.

An Agenda is set out below.

Part One – Open to the Public

Pages

- | | | |
|----------|---|----------------|
| 1 | Apologies for Absence and Substitutions | |
| 2 | Declarations of Interest
Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered. | |
| 3 | Declarations of Lobbying and Responses to Lobbying
To receive any Declarations of Lobbying in respect of any item on the agenda and also declarations of any response to that lobbying. | |
| 4 | Enforcement Action - Case Update ES/0835
Report of the Head of Planning and Coastal Management | 1 - 17 |
| 5 | DC/21/1200/FUL - Common Edge, Farnham Road, Snape ES/0836
Report of the Head of Planning and Coastal Management | 18 - 30 |
| 6 | DC/21/1470/FUL - Limosa, 3 Crespigny Road, Aldeburgh ES/0837
Report of the Head of Planning and Coastal Management | 31 - 38 |
| 7 | DC/21/0857/ARM - Ilium House, Henham Park Estate, Henham ES/0838
Report of the Head of Planning and Coastal Management | 39 - 49 |
| 8 | DC/21/2305/FUL - Gun Hill Beach Cafe, Promenade, Southwold ES/0839
Report of the Head of Planning and Coastal Management | 50 - 55 |

Part Two – Exempt/Confidential

Pages

There are no Exempt or Confidential items for this Agenda.

Close



Stephen Baker, Chief Executive

Speaking at Planning Committee Meetings

Interested parties who wish to speak will be able to register to do so, using an online form. Registration may take place on the day that the reports for the scheduled meeting are published on the Council's website, until 5.00pm on the day prior to the scheduled meeting.

To register to speak at a Planning Committee, please visit <https://www.eastsuffolk.gov.uk/speaking-at-planning-committee> to complete the online registration form. Please contact the Customer Services Team on 03330 162 000 if you have any queries regarding the completion of the form.

Interested parties permitted to speak on an application are a representative of Town / Parish Council or Parish Meeting, the applicant or representative, an objector, and the relevant ward Members. Interested parties will be given a maximum of three minutes to speak and the intention is that only one person would speak from each of the above parties.

If you are registered to speak, can we please ask that you arrive at the meeting **prior to its start time (as detailed on the agenda)** and make yourself known to the Committee Clerk, as the agenda may be re-ordered by the Chairman to bring forward items with public speaking and the item you have registered to speak on could be heard by the Committee earlier than planned.

Please note that any illustrative material you wish to have displayed at the meeting, or any further supporting information you wish to have circulated to the Committee, must be submitted to the Planning team **at least 24 hours** before the meeting.

For more information, please refer to the Code of Good Practice for Planning and Rights of Way, which is contained in the East Suffolk Council Constitution (<http://www.eastsuffolk.gov.uk/assets/Your-Council/East-Suffolk-Council-Constitution.pdf>).

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www.local.gov.uk/Community-Leadership

PLANNING COMMITTEE NORTH

Title of Report:

East Suffolk Enforcement Action – Case Update

Meeting Date

13 July 2021

Report Author and Tel No

Mia Glass

01502 523081

Is the report Open or Exempt?

Open

REPORT

The attached is a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action has either been sanctioned under delegated powers or through the Committee up until 24 June 2021. At present there are 10 such cases.

Information on all cases has been updated at the time of preparing the report such that the last bullet point in the status column shows the position at that time. Officers will provide a further verbal update should the situation have changed for any of the cases.

Members will note that where Enforcement action has been authorised the Councils Solicitor shall be instructed accordingly, but the speed of delivery of response may be affected by factors which are outside of the control of the Enforcement Service.

RECOMMENDATION

That the report concerning Outstanding Enforcement matters up to 24 June 2021 be received.

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
EN08/0264 & ENF/2013/0191	15/01/2010	North	Pine Lodge Caravan Park, Hazels Lane, Hinton	Erection of a building and new vehicular access; Change of use of the land to a touring caravan site (Exemption Certificate revoked) and use of land for the site of a mobile home for gypsy/traveller use. Various unauthorised utility buildings for use on caravan site.	<ul style="list-style-type: none"> • 15/10/2010 - EN served • 08/02/2010 - Appeal received • 10/11/2010 - Appeal dismissed • 25/06/2013 - Three Planning applications received • 06/11/2013 – The three applications refused at Planning Committee. • 13/12/2013 - Appeal Lodged • 21/03/2014 – EN's served and become effective on 24/04/2014/ 04/07/2014 - Appeal Start date - Appeal to be dealt with by Hearing • 31/01/2015 – New planning appeal received for refusal of Application DC/13/3708 • 03/02/2015 – Appeal Decision – Two notices quashed for the avoidance of doubt, two notices upheld. Compliance time on notice relating to mobile home has been extended from 12 months to 18 months. • 10/11/2015 – Informal hearing held 	31/07/2021

					<ul style="list-style-type: none"> • 01/03/2016 – Planning Appeal dismissed • 04/08/2016 – Site re-visited three of four Notices have not been complied with. • Trial date set for 21/04/2017 • Two charges relating to the mobile home, steps and hardstanding, the owner pleaded guilty to these to charges and was fined £1000 for failing to comply with the Enforcement Notice plus £600 in costs. • The Council has requested that the mobile home along with steps, hardstanding and access be removed by 16/06/2017. • 19/06/2017 – Site re-visited, no compliance with the Enforcement Notice. • 14/11/2017 – Full Injunction granted for the removal of the mobile home and steps. • 21/11/2017 – Mobile home and steps removed from site. • Review site regarding day block and access after decision notice released for enforcement notice served in connection with unauthorised occupancy /use of barn. 	
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					<ul style="list-style-type: none"> • 27/06/2018 – Compliance visit conducted to check on whether the 2010. • 06/07/2018 – Legal advice being sought. • 10/09/2018 – Site revisited to check for compliance with Notices. • 11/09/2018 – Case referred back to Legal Department for further action to be considered. • 11/10/2018 – Court hearing at the High Court in relation to the steps remain on the 2014 Enforcement Notice/ Injunction granted. Two months for compliance (11/12/2018). • 01/11/2018 – Court Hearing at the High Court in relation to the 2010 Enforcement Notice. Injunctive remedy sought. Verbal update to be given. • Injunction granted. Three months given for compliance with Enforcement Notices served in 2010. • 13/12/2018 – Site visit undertaken in regards to Injunction served for 2014 Notice. No compliance. Passed back to Legal for further action. 	
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					<ul style="list-style-type: none"> • 04/02/2019 –Site visit undertaken to check on compliance with Injunction served on 01/11/2018 • 26/02/2019 – case passed to Legal for further action to be considered. Update to be given at Planning Committee • High Court hearing 27/03/2019, the case was adjourned until the 03/04/2019 • 03/04/2019 - Officers attended the High Court, a warrant was issued due to non-attendance and failure to provide medical evidence explaining the non-attendance as was required in the Order of 27/03/2019. • 11/04/2019 – Officers returned to the High Court, the case was adjourned until 7 May 2019. • 07/05/2019 – Officers returned to the High Court. A three month suspended sentence for 12 months was given and the owner was required to comply with the Notices by 03/09/2019. • 05/09/2019 – Site visit undertaken; file passed to Legal Department for further action. • Court date arranged for 28/11/2019. 	
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					<ul style="list-style-type: none"> • 28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020 • Site visited. Case currently with the Council's Legal Team for assessment. • Charging orders have been placed on the land to recover costs. 	
EN/09/0305	18/07/2013	South	Park Farm, Chapel Road, Bucklesham	Storage of caravans	<ul style="list-style-type: none"> • Authorisation granted to serve Enforcement Notice. • 13/09/2013 -Enforcement Notice served. • 11/03/2014 – Appeal determined – EN upheld Compliance period extended to 4 months • 11/07/2014 – Final compliance date • 05/09/2014 – Planning application for change of use received • 21/07/2015 – Application to be reported to Planning Committee for determination • 14/09/2015 – site visited, caravans still in situ, letter sent to owner requesting their removal by 30/10/2015 • 11/02/2016 – Site visited, caravans still in situ. Legal advice sought as 	July 2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>to further action.</p> <ul style="list-style-type: none"> • 09/08/2016 – Site re-visited, some caravans re-moved but 20 still in situ. Advice to be sought. • Further enforcement action to be put on hold and site to be monitored • Review in January 2019 • 29/01/2019 – Legal advice sought; letter sent to site owner. • 18/02/2019 – contact received from site owner. • 04/04/2019 – Further enforcement action to be placed on hold and monitored. • Review in April 2021. • 13/04/2021 - Letter sent to owner to establish current situation • Given until the end of June to either comply or supply the Council with any other information • Case being reviewed. 	
ENF/2014/0104	16/08/2016	South	Top Street, Martlesham	Storage of vehicles	<ul style="list-style-type: none"> • 23/11/2016 – Authorisation granted to serve an Enforcement Notice 	31/08/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • 22/03/2017 – Enforcement Notice served. Notice takes effect on 26/04/2017. Compliance period is 4 months. • 17/07/2017 – Enforcement Notice withdrawn and to be re-served • 11/10/2017 – Notice re-served, effective on 13/11/2017 – 3 months for compliance • 23/02/2018 – Site visited. No compliance with Enforcement Notice. Case to be referred to Legal Department for further action. • Notice withdrawn • 09/07/2018 – Notice reserved, compliance date 3 months from 06/08/2018 (expires 06/11/2018) • 01/10/2018 – PINS has refused to accept Appeal as received after the time limit. • Time for compliance is by 06/12/2018 • Site visit to be completed after the 06/12/2018 to check for compliance with the Notice 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • 07/12/2018 – Site visit completed, no compliance, case passed to Legal for further action. • 17/01/2019 – Committee updated that Enforcement Notice has been withdrawn and will be re-served following advice from Counsel. • 21/02/2019 – Authorisation granted by Committee to serve an Enforcement Notice. Counsel has advised that the Council give 30 days for the site to be cleared before the Notice is served. • 01/04/2019 – Enforcement Notice served. • 28/05/2019 – Enforcement Appeal has been submitted to the Planning Inspectorate. • Start date has now been received, Statements are due by 12/12/2019. • Awaiting Planning Inspectorate Decision • Appeal Dismissed with variations. Compliance by 20 January 2021 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Site visit due at end of January 2021. 24/02/2021 – Visit conducted, some compliance, extension agreed until 24/05/2021 03/06/2021 – site re visited, no compliance, case passed to Legal Department for further action to be considered. 	
ENF/2016/0292	11/08/2016	South	Houseboat Friendship, New Quay Lane, Melton	Change of use of land	<ul style="list-style-type: none"> 11/08/2016 – Authorisation granted to serve Enforcement Notice with an 8 year compliance period. Enforcement Notice to be drafted Enforcement Notice served on 20/10/2016, Notice effective on 24/11/ 2016 – 8 year compliance period (expires 24/11/2024). 	24/11/2024
ENF/2017/0170	21/07/2017	North	Land Adj to Oak Spring, The Street, Darsham	Installation on land of residential mobile home, erection of a structure, stationing of containers and portacabins	<ul style="list-style-type: none"> 16/11/2017 – Authorisation given to serve EN. 22/02/2018 – EN issued. Notice comes into effect on 30/03/2018 and has a 4 month compliance period 	31/07/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Appeal submitted. Awaiting Start date • Appeal started, final comments due by 08/02/2019. • Waiting for decision from Planning Inspectorate. • 17/10/2019 – Appeal Decision issued by PINS. Enforcement Notice relating to the Use of the land quashed and to be re-issued as soon as possible, Notice relating to the operational development was upheld with an amendment. • 13/11/2019 – EN served in relation to the residential use of the site. Compliance by 13/04/2020 • Site visited. Case conference to be held • Appeal received in relation to the EN for the residential use • Appeal started. Statement submitted for 16th June 2020 • Awaiting Planning Inspectorate Decision • Appeal dismissed with some amendments. Compliance by 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					11/12/2020 <ul style="list-style-type: none"> Site visit to be undertaken after 11/12/20 Site visited, no compliance with Enforcement Notices, case passed to Legal Department for further action. Further visit to be done on 25/03/2021. Site visit completed, Notices not complied with, file passed to Legal services for further action. 	
ENF/2015/0279 /DEV	05/09/2018	North	Land at Dam Lane Kessingland	Erection of outbuildings and wooden jetties, fencing and gates over 1 metre adjacent to highway and engineering operations amounting to the formation of a lake and soil bunds.	<ul style="list-style-type: none"> Initial complaint logged by parish on 22/09/2015 Case was reopened following further information on the 08/12/2016/ Retrospective app received 01/03/2017. Following delays in information requested, on 20/06/2018, Cate Buck, Senior Planning and Enforcement Officer, took over the case, she 	30/07/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>communicated and met with the owner on several occasions.</p> <ul style="list-style-type: none"> • Notice sever by recorded delivery 05/09/2018. • Appeal has been submitted. Awaiting Start date. • Start letter received from the Planning Inspectorate. Statement due by 30/07/19. • Awaiting Planning Inspectorate Decision • Appeal dismissed. Compliance with both Notices by 05/08/2020 • Further legal advice being sought in relation to the buildings and fencing. Extension of time given until 30/04/21 for removal of the lake and reverting the land back to agricultural use due to Licence being required for removal of protected species. • Court hearing in relation to structures and fencing/gates 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>03/03/2021</p> <ul style="list-style-type: none"> Case adjourned until 05/07/2021 for trial. Further visit due after 30/04/21 to check for compliance with steps relating to lake removal. Further visit conducted on 04/05/2021 to check for compliance on Notice relating to the lake. No compliance. Case being reviewed. 	
ENF/2018/0543 /DEV	24/05/2019	North	Land at North Denes Caravan Park The Ravine Lowestoft	Without planning permission operational development involving the laying of caravan bases, the construction of a roadway, the installation of a pumping station with settlement tank and the laying out of pipe works in the course of which waste material have been excavated from the site and deposited on the surface.	<ul style="list-style-type: none"> Temporary Stop Notice Served 02/05/2019 and ceases 30/05/2019 Enforcement Notice served 24/05/2019, comes into effect on 28/06/2019 Stop Notice Served 25/05/2019 comes into effect 28/05/2019. Appeal has been submitted. Awaiting Start date. Appeal to be dealt with as a Hearing. Deadline for 	18/08/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>Statements 03/08/2020</p> <ul style="list-style-type: none"> • Awaiting date of hearing from Planning Inspectorate. • Hearing date set for 02/02/2021. • Hearing adjourned until 09/03/2021 • Hearing adjourned again until 21/04/2021 as was not completed on 09/03/2021. • Awaiting Decision • Appeal dismissed and partial costs to the Council • Compliance with Notice by 18/08/2021 	
ENF/2018/0090 /DEV	10/12/2019	South	Dairy Farm Cottage, Sutton Hoo	Erection of a summer house	<ul style="list-style-type: none"> • Enforcement Notice served 10/12/2019 • Awaiting site visit to check on compliance • Site visit undertaken, summer house still in situ. Further action to be considered. • Property has now changed hands. Contact with new owner to be established. 	31/07/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Officers are now in contact with the new owners and are discussing a way forward. • Six weeks given for summerhouse, decking and steps to be removed. • New planning application has been submitted. Case on hold until determined. • Planning permission has been granted for retention of the decking element. Removal of summerhouse and steps have been conditioned. • Summerhouse to be removed by 10th June 2021 • Site visit to be undertaken. 	
ENF/2019/0035 /DEV	30/06/2020	South	The White Cottage, 3-4 Queens Head Lane, Woodbridge	Installation of a wheelchair lift	<ul style="list-style-type: none"> • 30/06/2020 – Enforcement Notice served. Appeal submitted awaiting start date. • Appeal started. Final comments by 09/11/20 • Awaiting Planning Inspector Decision. • Appeal dismissed. Compliance due by 	05/06/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>25/03/2021.</p> <ul style="list-style-type: none"> • Site visited, Notice not complied with, further time given until 13/05/2021 to comply. • Visit to be conducted to check compliance • Visit conducted, compliance with Notice, case closed. 	
ENF/2020/0049 /DEV	12/01/2021	South	17 Saxonfields, Snape	Installation of a replacement roof on conservatory	<ul style="list-style-type: none"> • Enforcement Notice served. Comes into effect on 15/02/2021 • Site visited, Notice complied with, case closed 	15/06/2021

Committee Report

Planning Committee North – 13 July 2021

Application no DC/21/1200/FUL

Location

Common Edge
Farnham Road
Snape
Suffolk
IP17 1QW

Expiry date 2 June 2021
Application type Full Application
Applicant Dan & Sophia Le Sauvage

Parish Snape

Proposal The proposal is for a 1 and a half storey 3 bay cart lodge with tourist accommodation at first floor level. Ground floor includes two parking bays and one storage bay. First floor comprise, WC, Dining/Kitchen/Living room, bedroom and ensuite.

Case Officer Jamie Behling
07919 303788
Jamie.Behling@eastsuffolk.gov.uk

1. Summary

- 1.1. The proposed development seeks permission to erect a two-bay cart lodge and store with above holiday accommodation within the front garden area of Common Edge, Snape. This application is submitted in parallel with DC/21/1193/FUL for extensions to the dwelling also.
- 1.2. 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 Ward Members recommendation to refuse due to concerns relating to Design and Residential Amenity.
- 1.3. The application was therefore presented to the referral panel on Tuesday 25th May 2021 where members felt that the application should be referred to Planning Committee to enable debate to take place in relation to the new cart lodge and holiday accommodation

above which may have a harmful impact to the residential amenity of the neighbours, the visual amenity of the area and impact to the highway network.

- 1.4. The application was brought before the North Committee on 08 June 2021 for determination; however, members resolved to defer the decision on the application to enable officers to work with the applicant to secure amendments to the scheme - to include screening on the side of the external stair, and the provision of a sitting area for guests.
- 1.5. The application is recommended for approval subject to conditions, because the scheme (as amended by revised plans since the June Committee meeting) accords with the Development Plan and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity, highways safety, and tourism.

2. Site description

- 2.1. Common Edge is a two-storey residential dwelling located within the countryside next to a petrol filling station to the east and a residential neighbour to the west (Christmas Cottage). The relatively large site has historically been quite open however, over the last decade, has had numerous evergreen trees planted around the side boundaries, maturing and screening views into the site. A reasonable level of vegetation has also been planted at the front of the site again screening views in from the highway. The plot is on the south side of Farnham Road with the plot also backing onto Wadd Lane to the south.
- 2.2. A two-storey side extension was approved in 2011 under ref. C/11/0493 and subsequently built out.
- 2.3. This current application has been submitted in parallel to a separate application for a number of extensions and roof terrace to the host dwelling under ref. DC/21/1193/FUL which should be considered when assessing the cumulative impact of this proposal. This separate application was approved by the North Committee and planning permission has therefore been granted.

3. Proposal

- 3.1. The proposal seeks to erect a two-bay cart lodge and store for parking and storage for the main dwelling. Proposed above in the roof space is holiday accommodation in the form of a small annexe with one double bedroom which also has two dormer windows on the front elevation. The building will be finished in clay pantiles and painted horizontal timber cladding. The building will be 6.4 metres tall, 9.15 metres wide and 6.15 metres deep. It will contain a covered area to the rear to act as a log store.
- 3.2. Since deferral, the applicant has submitted revised plans that now show a privacy screen around the top of the external staircase and a small patio area underneath for guests to sit outside if desired. The plans also now include two cycle stores, one for the family in the main house and one for the guests within the tourist accommodation. An electric charging point is also now shown within the cart lodge recommended by SCC Highways.

4. Consultations/comments

- 4.1. One representations of Objection raising the following key material planning considerations:

Over development - This proposal in combination with the parallel application DC/21/1193/FUL to extend the property and C/11/0493 which previously extended the dwelling, is considered over development of the site.

Overlooking/Loss to privacy - The proposed outbuilding will overlook a number of front garden areas of neighbours along Farnham Road

Noise - Noise from visitors coming and going from plus also any noise created within the front garden from those staying at the accommodation.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Snape Parish Council	13 April 2021	12 May 2021
<i>"Snape Parish Council object to this proposal, as it is outside the village envelope, the access on and off the site is a safety concern. The size of the development is very large as it is right to the side of the boundary."</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	13 April 2021	27 April 2021
Summary of comments: No objections with recommendation of standard conditions.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health (internal)	13 April 2021	21 April 2021
Summary of comments: No objections. Recommends that further investigation is undertaken to confirm the absence of Hydro Carbons.		

Consultee	Date consulted	Date reply received
Head of Economic Development (Internal)	13 April 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Ward Councillor - Councillor TJ Haworth-Culf	N/A	4 May 2021

"Please accept this email as my objection to the above application.

I concur with other objections that this application should be looked at in detail and referred to the Planning Committee as I understand that an objector wishes to speak. Time and time again we hear that the Planning Committees welcome people attending their meetings so that they can hear their residents and members of the public speak and answer quality questions, there should not be any barriers to prevent this.

This application should be looked at in conjunction with C/21/1193/FUL.

You will note from the attached photos, that this site was previously developed and enlarged.

Over development

Does not fit into the street scene

Severe loss of privacy

Severe overlooking of immediate neighbours and other properties

Highway and safety concerns

Noise

Sets a precedence

Please ensure that all of the objections are read out, in full, at the referral panel, and that the comments from the other application for the same property are read out and considered."

Consultee	Date consulted	Date reply received
Ward Councillor- Cllr Jocelyn Bond	N/A	4 May 2021

"I wish to OBJECT to this application on the grounds listed above, and I concur with both Snape Parish Council and also Cllr Cooper's submissions particularly in regard to Highway access. The neighbouring house would suffer over-looking, and in particular taken in conjunction with application no. DC/21/1193/FUL, the in combination effect would seem to confirm an even stronger case of over development than exists in the first application. I would respectfully ask that this submission is read together with my submission for application DC/21/1193/FUL, which remains a case of over development and over looking.

This newer application, if it is built out, would alter the street scene and set a strong precedent for other similar applications."

Consultee	Date consulted	Date reply received
Ward Councillor - Cllr Tony Cooper	N/A	19 April 2021
<p><i>"This application needs to be put together with application DC/21/1193/Ful These two application are being put in separately to limit the noticeable total overdevelopment of the site and the adverse effect on neighbours.</i></p> <p><i>The applicants comments that "The scale and design of the proposal is appropriate to the nature of the site and sympathetic to the local vernacular and it will not have a detrimental impact on the setting" but this will allow overlooking of neighbours property, as outside staircase to gain entry to building, Backs onto a Petrol station and carwash and the building is in close proximity of a very busy road. I await highways comments."</i></p>		

Consultee	Date consulted	Date reply received
Ecology (Internal)	13 April 2021	No response
<p>Summary of comments: No comments received.</p>		

Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 16 April 2021

Expiry date: 10 May 2021

6. Planning policy

National Planning Policy Framework 2019

SCLP6.1 - Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.4 - Tourism Development outside of the AONB (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

7. Planning considerations

Principle

- 7.1. The erection of a cart lodge and store in the curtilage of a residential property is acceptable in principle so long as it complied with other relevant policies in regard to design and residential amenity.
- 7.2. The Local Plan supports tourism accommodation initiatives that enhance and broaden the choice of accommodation and visitor destination facilities, which promote year-round tourism. Under policy SCLP6.1 - Tourism, proposals which improve the visitor experience and support opportunities for year-round tourism will be supported where increased tourism uses can be accommodated. The addition of a single unit with one double bed, within a residential curtilage, is not considered to substantially add to the stock of tourist accommodation within the district and therefore it is not necessary to provide biodiversity and habitat assessments or further viability assessments. Under policy SCLP6.4 - Tourism Development outside of the AONB, will be supported where it enhances the long-term sustainability of the area. The proposal is not considered to impact the long-term sustainability of the area to a significant degree due to the intensity of the use and therefore would be compliant in regard to this part of the policy. Although the proposal is not within the settlement boundary of the village and is not connected by pathways or official cycle routes, it is located adjacent to the main road between the A12 Highway and Aldeburgh to the east which remains a fairly busy direct route to either location. The scheme does not create any harmful structure that would impact the wider landscape and is of a size that reflects its surroundings. It is of a high design standard, which would not cause significant levels of light pollution.
- 7.3. In order to protect this new accommodation from being used as a separate permanent place of residence in the future a condition has been added that will ensure that the building cannot be occupied or sold as a separate permanent dwelling but shall only be used as a holiday let in connection with the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse. This is due to the proposal being acceptable in conjunction with the single residential unit of the host dwelling but would not be acceptable as a separate, independent residential unit.

Visual Amenity, Street Scene and Landscape

- 7.4. The proposed building will be positioned in the northeast corner of the site leaving a gap of approx. seven metres between its north elevation and the road. Due to the appearance of the building, it will appear ancillary to the main house and would not appear as its own independent residential unit. The overall size and scale although large, would fit into the front garden, leaving ample turning and parking space. As the ground level is slightly lower than the road, this will reduce its overall height slightly when approaching from the west. Due to the large evergreen trees forming the east boundary only the very top of the building could be seen when approaching from the east with much of the building hidden by the surrounding vegetation. Relative to the size of the main house the building would appear

subordinate especially when considered that it is located next to a petrol filling station of a much larger character. The overall appearance would not significantly harm the character of the area or the street scene and is not in a location which would impact the wider landscape. The form and character of the building is acceptable for its rural location and the size and scale is considered reasonable in relation to the size of the plot and surrounding neighbouring properties. Therefore, taking all design elements into consideration, the scheme is deemed acceptable in terms of design under policy SCLP11.1.

Residential Amenity

- 7.5. The proposal is positioned on the east boundary shared with the petrol filling station. This neighbour is unlikely to be affected by the development due to the nature of its business and due to the evergreen trees visually separating the two sites. Due to this there is no concern over the impact of loss to light or an overbearing structure in relation to neighbours or within the site itself. The greater impact will be to the neighbours to the west who have concerns over noise, overlooking and over development.
- 7.6. The accommodation creates two new first floor dormer windows that will face east over the front garden of Christmas Cottage and beyond. These windows are positioned approx. 27 metres from the west boundary which contains some medium height vegetation as a buffer. Although the neighbours are in dispute with the applicants over the allowed height of these hedges/trees, it is the opinion of the Local Planning Authority that due to the distance from the boundary, in combination with the areas at the front of the dwellings being more open to public views than a rear private space, that the overlooking caused and loss to privacy is not substantial nor contrary to SCLP11.2. A privacy screen has been added to the external stair to limit views across the road to the north and backward into the petrol station to the east. This address member concerns from the June PCN meeting and officers are satisfied with the amended plans provided.
- 7.7. In regard to noise, the travelling of vehicles in and out of this site is not considered to cause excessive noise when it may only be potentially one or two movements a day, plus the reasoning that the site is adjacent to a busy road which has many vehicles passing by every hour which would be a far greater nuisance than that which would be created by the development. The noise also from people staying at the holiday let is also not considered to be significant. The accommodation only provides one double bed and therefore the Local Planning Authority does not believe that any significant noise would be caused by visitors within the front garden area of the dwelling. A space has been proposed for a limited number of visitors to sit out next to the building underneath the stair away from the west boundary, but it is not necessarily a location people would be willing to spend prolonged periods of time being shaded for most of the day and having vehicular traffic passing close by. However, it offers some amenity value in conjunction with the use.
- 7.8. Overall, the proposal is considered to comply with policy SCLP11.2.

Landscaping

- 7.9. The proposal does not require significant landscaping and with only minor changes that would not require planning permission being proposed.

Parking and Highway Safety

- 7.10. It is judged that the new use would potentially create the coming and going of a single vehicle, once or twice a day beyond that which a residential dwelling would usually have. In consultation with SCC Highways Authority, it has been agreed that the proposal would not have a significant impact on the road network and that ample parking provision plus turning, can and will be provided on site. The proposed new use would not create any more danger, that is significantly beyond what the access already creates.
- 7.11. Vehicle charging points and cycle storage for both the dwelling and the tourist accommodation have been added to the scheme in order to create a more sustainable site and to provide tourists the means of safe storage for a more sustainable means of transport. The scheme therefore accords with the sustainable transport and highways safety objectives of the NPPF and Local Plan.

Pollution

- 7.12. In consultation with the head of Environmental Protection, there are concerns that hydrocarbons may have migrated from the neighbouring petrol filling station. The first-floor accommodation above the void protects occupiers from harmful vapours but there must be consideration of the buried services (water pipe being permeable to HC's) and the waste pipes being conduits for vapour. Therefore, pre-commencement conditions to supply an investigation and risk assessment and remediation in regard to land contamination are recommended to ensure that, if there is any contamination, it is properly remediated prior to the use being carried out.

Contributions

- 7.13. The applicant has agreed to pay the appropriate contribution to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and therefore the impact from increased housing on European (Habitats) protected sites will have been mitigated.
- 7.14. The holiday unit will also be liable for Community Infrastructure Levy that will be required to be paid if planning permission is granted and the scheme implemented.

8. Conclusion

- 8.1. The proposal is considered to be of an intensity which would not cause significant impact to the highway network or the tourism capacity of the local area. The accommodation for a single tourist unit would comply with policy and would support the Councils aim to increase the variety of tourist accommodation in the area. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to comply with the Local Plan. There are no material considerations to indicate for a decision otherwise and, therefore, planning permission can be granted.

9. Recommendation

- 9.1. Authority to Determine with APPROVAL being recommended subject to the receipt of RAMS payment and subject to the following controlling conditions.

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 completed in all respects strictly in accordance with P02b and P03b received 15/06/2021, 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

4. The development hereby permitted shall not be occupied or sold as a separate permanent dwelling but shall be used as a holiday let in connection with the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right.

5. The use shall not commence until the area(s) within the site on dwg. no. P-02b for the purposes of Loading, Unloading, manoeuvring and parking of vehicles, cycle storage and electric vehicle infrastructure has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

6. The vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

7. Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, investigation to include Hydrocarbons, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written

report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared if found necessary and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. Prior to the hereby tourist accommodation first used, a privacy screen shall be erected and retained at a height of 1.7 metres from floor level, on the external staircase of the outbuilding as shown on drawing P-03b received 15/06/2021. It shall be erected using wooden angled slats in order to reduce the outlook of the staircase while allowing daylight in. This item shall thereafter be retained in its approved form.

Reason: To avoid the possibility of unacceptable overlooking and loss of privacy to neighbouring properties.

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@eastsuffolk.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.

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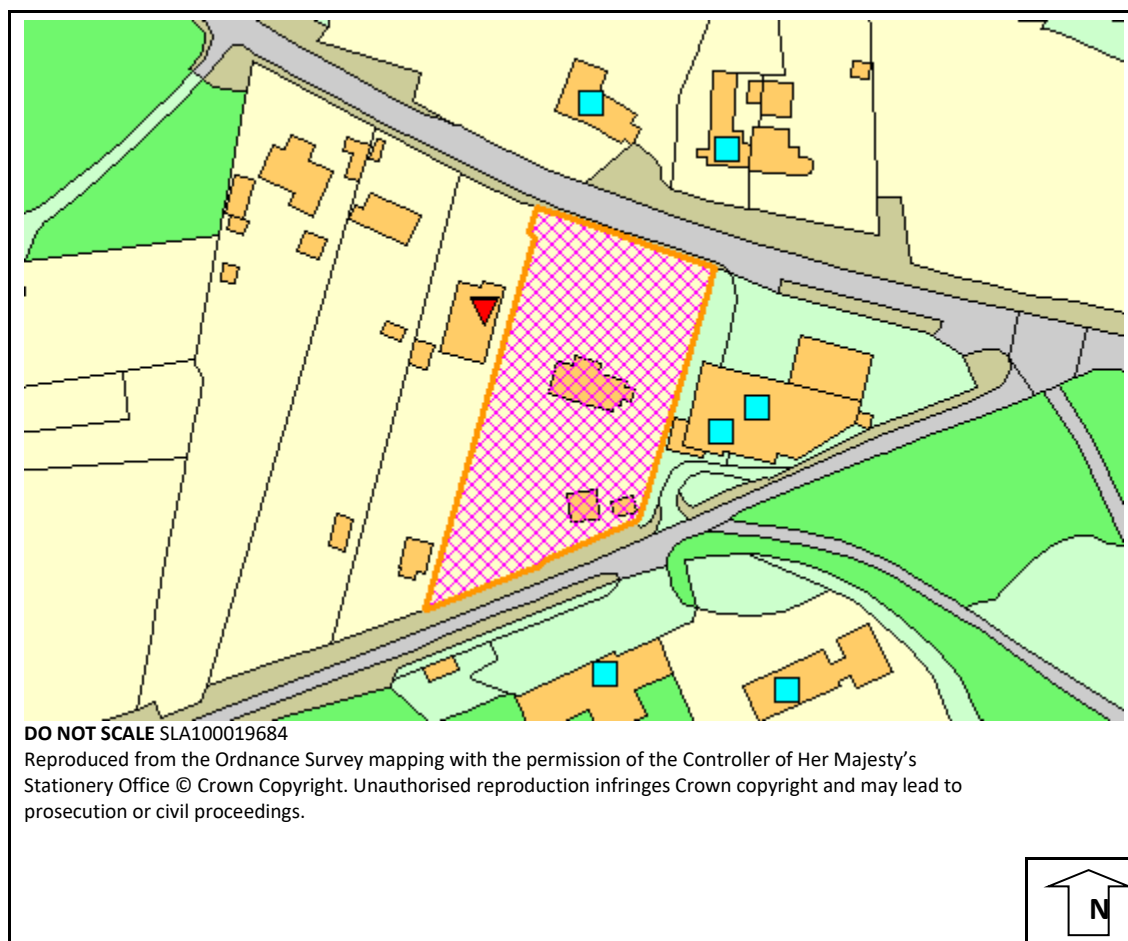
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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





Background Papers

See application reference DC/21/1200/FUL on [Public Access](#)

Map



Key

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



Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/1470/FUL

Location

Limosa
3 Crespigny Road
Aldeburgh
IP15 5HA

Expiry date 19 May 2021

Application type Full Application

Applicant Mrs Rohini Paul

Parish Aldeburgh

Proposal Addition of new first floor, including alterations to roof, minor adjustments to fenestration and associated works

Case Officer Mark Brands
07881 234242
mark.brands@eastsoffolk.gov.uk

1. Summary

- 1.1 This application seeks planning permission for the erection of a first-floor extension, alterations to the roof, adjustments to fenestration and associated works at Limosa, 3 Crespigny Road.
- 1.2 The application was presented to the referral panel on Tuesday 25 May 2021 where the Panel felt that the application should be referred to Planning Committee to enable debate to take place in relation to the design of the extension and impact on the character/appearance of the area.
- 1.3 Officers consider that the proposed development is an interesting contemporary design approach that will relate well to the mixed character of the development context. The proposed development is considered to be acceptable in terms of its relationship with surrounding residential property. The scheme is there judged to be in accordance with the Development Plan and thus recommended for approval.

2. Site description

- 2.1 The property is a single storey dwelling with dual pitched roof which lies on the northern side of Crespigny Road. The property dates from the 1950's under planning permission ref. E4022. This part of Crespigny Road lies outside Aldeburgh Conservation Area. The nearest listed building is Crespigny House to the north-east. There is a single storey flat roof extension to the rear of the dwelling that was extended following the grant of planning permission ref. C/05/1798.
- 2.2 No.3 Crespigny Road has single storey neighbours: No 3a Crespigny Road to the east (formerly curtilage to no. 3, (as approved under C/06/1286); Dolphins Cove, Champion Road to the north; and the two-storey dwelling 84 Lee Road, to the west. Beacon Cottage lies on the opposite site of Crespigny Road to the south. The current property is not of any architectural or historic value and has low visual impact, sitting quietly within the street scene.
- 2.3 The site lies within the physical limits of Aldeburgh and within the wider AONB. There is prominent boundary walling to the South side of Crespigny Road (with mature Pollards behind), and further walling to the East on Champion Road. The streetscene is mixed.

3. Proposal

- 3.1 The proposal is for the erection of a first-floor extension, alterations to the roof, adjustments to fenestration and associated works.
- 3.2 The main works will be raising the existing pitched roof form by 300mm, with the material to be replaced with a zinc roof finish, and the formation of a box clad extension that will sit just off centre, flanked by the raised roof. This box extension will have a wedge profile, lower scale at the rear, and increased height to the front, that will be higher than the ridgeline with prominent fenestration. The box extension will project off the principal elevation by 1.2m and consist of vertical timber cladding.

4. Consultations/comments

- 4.1 Representations of Objection have been received from four properties, raising the following key considerations:
- Overdevelopment of the site, insufficient amenity to accommodate the extension or increase in bedrooms.
 - Intensification of use and associated disturbances.
 - Insufficient parking.
 - Out of keeping with the character of the area.
 - Use as a holiday let.
 - Detriment to neighbouring amenity with loss of lighting and privacy.
 - Setting of precedent.

- Needs to be strictly conditioned to avoid further development and ensure mitigation measures are retained.
- Inappropriate design that is overly dominating.

4.2 Supporting comments received from one property raising the following key considerations:

- Positive design.

5. Consultees

Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	31 March 2021	6 May 2021
<i>“ATC Planning Committee OBJECTS to this application; raising concerns about the over-development of the site, the impact of the loss of privacy on neighbouring properties and the lack of parking, particularly as the property is currently being used as a holiday let.”</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Aldeburgh Society	N/A	No response
Summary of comments: Recommends approval.		

Consultee	Date consulted	Date reply received
Ward Councillor – Cllr Cooper	N/A	21 April 2021
<p><i>“Looking at the history of this site Limosa was originally a two bed bungalow with a further two bedrooms built in a large extension to the north.</i></p> <p><i>Later a single story three-bedroom bungalow was built in Limosa garden to the east.</i></p> <p><i>I have been informed that Fence to the North is not on the actual boundary, which run in line of the retaining wall of property 3A Crespigny Road. When the current fence went in 2016. The actual boundary sits further to the south of the fence?</i></p> <p><i>It's an inappropriate overdevelopment of the site of which is already a four-bedroom property to a potential 5-bedroom property.</i></p> <p><i>There is Limited outdoor space.</i></p>		

This property has been a year-round short-term holiday let?

Therefore It clearly not a private residence."

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 16 April 2021

Expiry date: 10 May 2021

7. Planning policy

National Planning Policy Framework 2019 (NPPF)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

8. Planning considerations

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning decisions should be in accordance with the Development Plan unless material considerations indicate otherwise. The key Development Plan policies listed above are SCLP7.2, SCLP10.4, SCLP11.1 and SCLP11.2.
- 8.2 Policy SCLP11.1 sets out the design criteria the council expect proposals to adhere to including requiring development to respond to local context and form of surrounding buildings in relation to scale and character, layout, site coverage, height and massing of existing buildings, relationship between buildings and spaces, and making use of materials and detailing appropriate to the local vernacular. The policy also looks to support innovative and distinct designs with use of high-quality materials. Additionally, new development should ensure the protection of environmental and neighbouring amenity and provide a good level of amenity for future occupiers (SCLP11.2).
- 8.3 The National Planning Policy Framework is a material planning consideration with all planning applications. Local policy is commensurate with the design part under paragraph 127 that seeks new development to function well and add to the overall quality of the area, visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimising the potential of the site and ensuring a high standard of amenity.

- 8.4 There is not a prevailing form, density or scale of development in the vicinity of the application site. Upward extensions are evident in the vicinity with the introduction of dormers and rooflights to utilise the roof spaces. The proposal is of a more distinct contemporary extension that will be prominent from the streetscene, but the local design policy does recognise in such areas where this is a more mixed character, that more distinct forms of designs are considered acceptable, with the use of high-quality materials. The extension will modernise what is considered a standardised mid-20th C property of limited aesthetic value. The box extension is set into the central part of the property and flanked by a replaced pitched roof which mitigates against a bulky appearance at the first floor level.
- 8.5 The redevelopment and appearance of a more contemporary designed property in the context of the site will be appropriate for that environment and cause no harm to the character and appearance of the area. The contemporary design and form of the box extension is considered to be good modern design that adds positively to the narrative of this mixed streetscene.
- 8.6 The application site and neighbouring properties are in close proximity as such it is recognised that upward extensions can give rise to impact on amenity standards. The design has been carefully considered to mitigate against this including the fenestration on the first-floor level at the rear being obscure glazed and fixed shut (the exception being the high level rooflight to the W.C.) with the main fenestration serving the first-floor box extension on the front of the property, this will mitigate against overlooking of neighbouring properties, by directing views onto the highway and public realm. The set-in nature of the higher part of the first-floor extension mitigates the impact from the sides, and the wedge sloping roof reduces the height of the development to the rear part of the property. Whilst it is acknowledged that the raising of the roof and first floor configuration will have some impact on property to the north, this is not considered to be a significant adverse impact on amenity in terms of overshadowing or loss of lighting given the distance between the application dwelling and the neighbouring property to the rear at around 15m.
- 8.7 The Suffolk Parking Guidance (SPG) does acknowledge that in sustainable central locations there may be more flexibility regarding parking arrangements than those stipulated in the SPG. The application site is in close proximity to the High Street, and does benefit from off road parking, as such given the nature of the site, proximity to the town centre, and viable alternative sustainable modes of transportation, the enlarged dwelling is not considered to give rise to detriment to highway safety, with sufficient parking provision being retained for the site to accommodate the increase in floor space at first floor level of around 70sqm. It is considered that there is sufficient amenity space around the property to accommodate the upward extension and will not result in overdevelopment of the site.
- 8.8 The site falls outside the conservation area, but officers have had due regard to the statutory requirements of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the preservation of listed buildings and conservation areas. As the design of development is considered to be acceptable, for the reasons set out above, there would be no harm to the setting of designated heritage assets in the vicinity, including the listed building at Crespigny House.

9. Conclusion

- 9.1 The design of the proposed dwelling is considered to be of a high standard, that will make a positive contribution to the streetscene, and also considered acceptable regarding the impact on residential amenity. The proposed development is considered to be in accordance with the Development Plan and, therefore, planning permission can be granted.

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 application form, design and access statement and drawings 1716 10, 1716 20 A received 25 March 2021.

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. The obscure glazed fixed shut windows on the first floor rear elevation as shown on drawing 1716 20 A shall be fitted and remain fitted with obscured glass, which shall have an obscurity of level 3 on the Pilkington Obscured Glazing range (or equivalent by an alternative manufacturer). These items shall thereafter be retained in their approved form.

Reason: To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

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.

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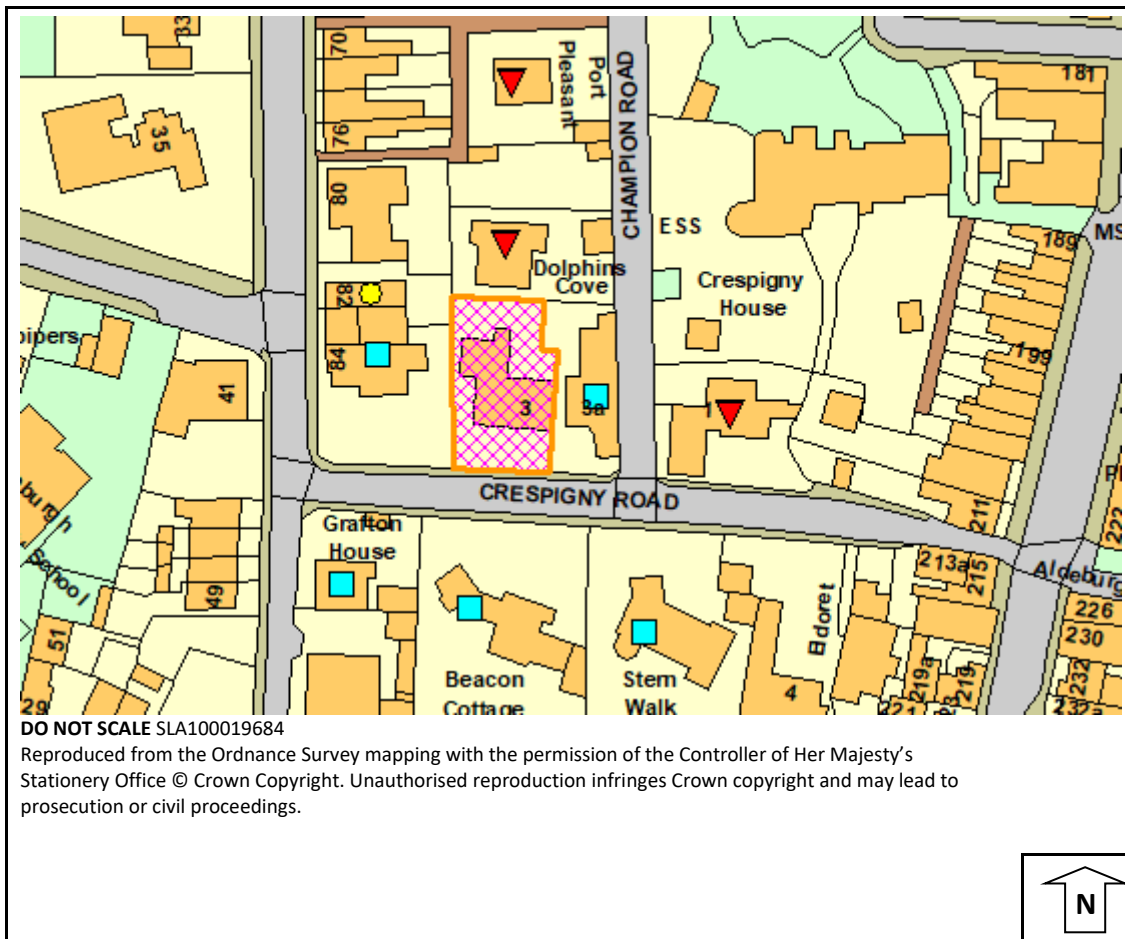
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background Papers

See application reference DC/21/1470/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support

Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/0857/ARM

Location

Ilium House
Henham Park Estate
Henham
Suffolk
NR34 8AN

Expiry date 27 April 2021

Application type Approval of Reserved Matters

Applicant Mr H Rous

Parish Wangford With Henham

Proposal Approval of Reserved Matters of DC/20/3627/OUT - Replacement dwelling
- Scale, Appearance, Access, Landscaping

Case Officer Michaelle Coupe
07887 412295
michaelle.coupe@eastsoffolk.gov.uk

1. Summary

- 1.1 This application is the Reserved Matters submission following the granting of outline planning permission for a new Hall within Henham Park, a Grade II listed Registered Park and Garden.

Reason for Committee

- 1.2 The outline application was considered by Planning Committee because the development was contrary to the Development Plan, and members requested any subsequent Reserved Matters application also be presented to Planning Committee for determination.

Case for Development

- 1.3 The proposals for a new Hall would seek to restore and enhance the listed historic parkland, as large significant family homes represent key elements of these landscapes, and which in the case of Henham Park was lost in 1953 when the hall was demolished.

Recommendation

- 1.4 To Approve subject to various conditions.

2. Site description

- 2.1 Henham Park includes 815 acres of Repton designed parkland which is Grade II listed on the Historic England register of Parks and Gardens of Historic Interest. It is within the Suffolk Coast and Heaths AONB. It lies approximately five miles west of Southwold, close to Wangford village to the north-east, and Blythburgh village and Blyth Estuary to the south. It is bounded to the east by the A12 and to the west by the A145 Beccles to Blythburgh Road. The park is surrounded by mature trees restricting views into the park.
- 2.2 The Henham Estate has been owned by the same family since 1544 and there has been a succession of Halls in the vicinity of the application site. The original Old Hall at Henham Park was destroyed by fire in 1773 and its replacement built in the 1790s, designed by James Wyatt, was demolished in 1953. Both of these buildings were located in the north-west quarter of the park, to the south of the kitchen garden. Historical remnants survive in the form of a loggia, walled garden, stables and Ha Ha. There are several listed buildings and other listed structures within the Estate. Archaeological evidence of the earlier buildings and site layout have been documented. The surrounding parkland is characterised by open grazing meadows and mature forest and specimen trees.
- 2.3 A replacement Hall on the site of the Georgian Hall was granted outline Planning Permission in 1992 which was renewed in 2000, 2003 and 2005. A later outline approval for a hotel and leisure facility was also granted on the site in 2007 with a renewal granted in 2010.

3. Proposal

- 3.1 The new house is positioned at the northern end of the parkland on the historic site of the family house. The site for the new house avoids the settings of previous houses on the site and is located primarily on the formal gardens of the Georgian mansion demolished in the 1950s. This enables the foundations of both the Georgian and Tudor Halls to be preserved.
- 3.2 The building design is a contemporary interpretation of a grand hall with domestically scaled rooms interlinking with grander spaces, including a pool, and large open kitchen, dining and living space.
- 3.3 The architects states *"the building is a 'folded' timber geometric form which twists and flexes to 'bring the landscape into the interior.' The building is a long east-west oriented volume, designed to maximise views to the south and the west, allowing natural daylight to penetrate deep into the plan."*
- 3.4 The plan layout consists of a central spine, that rises vertically through the plan form and provides key circulation and service spaces. Principal public and private rooms are arranged in the linked blocks either side.

- 3.5 The building has a wedged shaped form consisting of a large (three storey scale) wing-like mono-pitch volume that reaches westwards, creating framed views toward the Loggia and the sunset, and a smaller (two storey scale) east-facing mono-pitch which acts as a visual counterpoint. A faceted roof sits above timber clad walls, being revealed and hidden as the facade steps in and out. It stands on a raised plinth, with external terraces on the western and southern sides and where the principal rooms are largely located to take advantage of the parkland views. The first-floor rooms facing west include balconies. The house is approached from the kitchen gardens to the north of the site and can be entered via the garage or the grand entrance at the eastern wing.
- 3.6 Passive solar technologies would also be incorporated, include solar gain (direct gain) and indirect gain for space heating, solar hot water heating systems. The proposed building will maximise the use of large glazing to ensure the use of natural light reducing the need within the development for artificial lighting and further energy use. In addition, energy efficient LED lighting and low energy use white goods would be used throughout. The building would also look to incorporate energy from renewable sources.
- 3.7 A sustainable approach to water usage would also be incorporated in the aims towards the carbon neutral targets with a focus on water efficiency and on reducing waste. With possible use of rainwater harvesting for WC flushing and reuse of treated grey water for garden watering.
- 3.8 Access to the Hall would principally be via the entrance off the A145 serving Dairy Farm and the Stables. The grand formal entrance (included for the historical hall) would be from the south, but this would rarely be used.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Wangford With Henham Parish Council	8 March 2021	No response
Summary of comments: No response.		

Statutory consultees

Consultee	Date consulted	Date reply received
Natural England	8 March 2021	19 March 2021

Summary of comments: No objection subject to the payment of the RAMS contribution.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	8 March 2021	No response

Summary of comments: No response received.

Consultee	Date consulted	Date reply received
SCC Highways Department	8 March 2021	22 March 2021

Summary of comments: Recommends various conditions.
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Consultee	Date consulted	Date reply received
The Gardens Trust	23 March 2021	29 April 2021

Summary of comments: It is considered that this is a good location for the replacement house and that making the stables once again ancillary to the main house is a positive move. The use of the high standard of sustainability of the passive solar technology is also supported. The D&A states that the building has taken its inspiration from the Flint House at Waddesden and the materials chosen are those of traditional Suffolk barns. Whilst it is laudable and appropriate that the new house should be contemporary and innovative for a site of such importance, the linear monolith design chosen will perhaps divide opinion as it is an uncompromising statement for such a prominent and sensitive location.
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Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	8 March 2021	24 March 2021

Summary of comments: Included in the report under planning considerations.

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	8 March 2021	8 June 2021

Summary of comments: Included in the report under planning considerations.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	8 March 2021	26 March 2021
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	8 March 2021	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	8 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	8 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	8 March 2021	No response
Summary of comments: No response received.		

6. Publicity

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

Category Departure	Published 12 March 2021	Expiry 2 April 2021	Publication Beccles and Bungay Journal
Category Departure	Published 12 March 2021	Expiry 2 April 2021	Publication Lowestoft Journal

7. Site notices

General Site Notice

Reason for site notice: Contrary to Development Plan

Date posted: 17 March 2021

Expiry date: 7 April 2021

8. Planning policy

National Planning Policy Framework 2019 (NPPF)

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

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.40 - Archaeology (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

9. Planning considerations

- 9.1 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2 The principle of a new hall has been accepted through the granting of outline planning consent. An exception to the policies restricting new dwellings in the countryside was justified on the basis of the restoration and enhancement of the historic parkland returning a focal point to this designated historic landscape. The reserved matters application is not contrary to the Development Plan.
- 9.3 Local Plan policy WLP8.37 - Historic Environment, and the NPPF, requires all new development to conserve or enhance Heritage Assets (HA) and their settings. It requires all development proposals which have the potential to impact on HA's or their settings to be accompanied by a Heritage Impact Assessment (HIA). Under policy WLP8.29 - Design there is the expectation that all development should be of a high standard of design and encourages innovative design where it demonstrates a high-quality design approach that is respectful of its setting. Policy WLP8.35 - Landscape Character requires protection of important landscape features and nationally designated landscapes such as the AONB.
- 9.4 The application is supported by a HIA which concludes that:-
"The proposed dwelling will be an understated but prominent addition to the listed parkland designed to recreate the focal point for the historic framework that remains. Landscaping would form a further key element to the design process that builds on the established parkland to enhance and rejuvenate it. The final building design is both innovative and

contemporary and so provides a new chapter in the park's long and established history with the current owners, and one that celebrates the surroundings while creating a functional and durable home for the 21st Century".

- 9.5 The principal issue to consider is whether the scale, form, materials and architectural design of the building does create a presence, a focal point, that is appropriate to its setting particularly in respect of how it relates to the surrounding gardens, the setting of other heritage assets affected such as the Grade II listed serpentine walling and stables and the remaining wider parkland setting. It is the views of the Case Officer, the Council's Principal Design and Conservation Officer and the Landscape Manager that the proposals do achieve this for the reason outlined below.
- 9.6 The position of the proposed new development which relates closely to the position of the 18th century Hall but does not interrupt it or impinge upon its remains, is appropriate and would protect the integrity of the Repton designed landscape, maintaining views of the house from certain approaches and maintaining framed vistas with the existing landscape features. It is also closely related to the former ancillary buildings such as the stables and loggia and the walled garden and thus the fact that the new house will take its place as part of the built group that represents the site from the 17th Century to the 21st, is fitting and appropriate. The orientation of the house with the loggia will create a direct relationship between the past and present.
- 9.7 By its co-location with the 18th century Hall, the new house clearly states its intention to be the replacement family dwelling in a succession of such dwellings. The building's design is not one for a new country home in the manner of those that survive around the District, such as Heveningham, Benacre, Little Glemham. Where these are house of scale, the proposal here is more restrained. However, what the new design does share with these examples is that it has a dramatic, monumental presence in the landscape, an architectural gesture, a defining element that becomes a focus to its surroundings. It is a sustainable 21st Century design that takes account of how we live and build today.
- 9.8 The Design and Conservation Officer notes that this idea of the focal point has been achieved through the use of what the designers have called the intersection of two monoliths which is dramatised by the wedge shape form of the building. This form does not possess the architectural attributes of symmetry and formality that heightened the effect of scale with the former Halls at this site. However, it does have a curiously conservative orthogonal layout (the building form is more interesting than its plan) which relates broadly to the C18th Hall; and sits on a plinth (or platform) which was a typical classical device to emphasise a kind of elevated separation from its surroundings, and status. This plinth and the design of the building in terms of its openings allows the building to connect to the surrounding landscape and take in key views that have been clearly articulated within the HIA.
- 9.9 The interest of this design nearly entirely resides in the wedge-shaped form of the building which dramatises the entrance elevation (east), an effect heightened by the blankness of the walls which focus all attention on the spine slot that accommodates the entrance. This emphasis on the entrance relates back to a similar effect achieved on the predecessor buildings. The designers suggest the rising form is to capture and emphasise westerly aspect and views which is considered reasonable. The designers also cite the idea of restraint, of yet another building taking its place in the Suffolk landscape. This validates, perhaps, the use

of the simplified linear plan form which relates strongly to the Suffolk rural vernacular; and, of course, the stripped-back palette of external materials that relates to a more agri-industrial aesthetic (barns/Snape Maltings) than the polite choices of the predecessor buildings. In this way, the design charts its own path in terms of character.

- 9.10 Three dimensional visualisations of the finished building in its setting provide a greater understanding of the buildings dramatic form and profile; the interplay of solid and void; the kind of monumental effect the house makes when pointing towards the loggia and the history here of previous large halls; and its complementary relationship with the surrounding landscape and the architectural presence of the trees.
- 9.11 It is considered the proposed new hall is of a high-quality design that will preserve the character and setting of all designated heritage assets, free from harm, including the nearby Grade II listed serpentine wall and former stables, (in conformance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990) and the listed parkland. As there will be no harm arising the relevant NPPF tests at paragraphs 195 and 196 are not engaged, and the proposals accord with the Development Plan.
- 9.12 A financial contribution towards RAMS was paid before granting outline planning consent so the proposal has addressed the comments of Natural England and accords with policy WLP8.34: Biodiversity and Geodiversity. Furthermore, a condition was also added requiring the submission of an environmental management plan to ensure protection of ecological/biodiversity features.

10. Conclusion

- 10.1 In conclusion, it is considered the dramatic form and profile of the building and its monolithic appearance will be successful in creating a presence and a new focal point for the historic parkland which has been lost in recent years. The parkland has been progressively restored and brought into sound management in recent decades and this new house and the estate is entering a new era in terms of its development as another generation makes its mark on the landscape. All of the other associated protected structures will, at last, then be able to take their place in a new relationship with the significant building that will complete the landscape.

11. Recommendation

- 11.1 Approve, subject to the following conditions.

12. Conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with drawings 19-158-001E; 19-158-210; P-401;P402; P-403; P-404; P200; P201, received 22/02/21; and Design and Access Statement and Heritage Impact Assessment received 03/03/21;, 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.

2. A full specification of external materials shall be submitted to and approved in writing by the local planning authority prior to the commencement of development above ground level.
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity and the preservation of heritage assets.

3. Prior to the commencement of development above ground level, details/detailed drawings of the following matters shall be submitted to the local planning authority for approval in writing:
 - (i) representative doors and window/glazing detail;
 - (ii) eaves, verges;
 - (iii) rainwater disposal strategy
 - (iv) external hard surfacing areas including steps
 - (v) external lighting;

The approved details shall be implemented in their entirety before the unit is first occupied.

Reason: To enable the Council to retain control over the external appearance of the development in the interests of visual amenity and preserving the character of heritage assets: the application did not include the necessary details for consideration.

4. The use shall not commence until the area(s) within the site on dwg. no. 19-158-210 for the purposes of Loading, Unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

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@eastsuffolk.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>

3. The applicants attention is drawn to the necessity to comply with the conditions imposed on the outline planning consent.

Background Papers

See application reference DC/21/0857/ARM on [Public Access](#)

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

Committee Report

Planning Committee North - 13 July 2021

Application no DC/21/2305/FUL

Location

Gun Hill Beach Cafe
Promenade
Southwold
IP18 6HF

Expiry date 13 July 2021

Application type Full Application

Applicant Gun Hill Beach Cafe

Parish Southwold

Proposal New single storey extension to create new kitchen and servery

Case Officer Michaelle Coupe
07887 412295
michaelle.coupe@eastsoffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for an extension to the existing beach kiosk at the end of the promenade at Gun Hill. It lies within the Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

Reason for Committee

- 1.2 The application is before Planning Committee (North) because the application site is located on land within the ownership of East Suffolk Council.

Case for Development

- 1.3 The proposed extension will improve the current operational facilities allowing staff to work safely. The scale, form and appearance of the extension respects the character of the existing kiosk and will not cause harm to the significance of the Conservation Area or the character of the AONB.

Recommendation

- 1.4 The development will enhance this existing tourist facility in accordance with the Development Plan and is recommended for approval.

2. Site description

- 2.1 Gun Hill Beach Kiosk lies at the end of the promenade below the cliff at Gun Hill. Immediately adjacent is a row of beach huts. There is existing concrete path to the south of the kiosk providing access from Gun Hill to the beach beyond which are the sand dunes.
- 2.2 The building is single storey with shallow pitch roof covered in felt and the walls clad in painted timber boarding. There is a terrace with outdoor seating immediately in front of the building. The kiosk provides hot and cold food, drinks, ice creams and beach equipment. A small rear extension was added in 2017.

3. Proposal

- 3.1 It is proposed to add a side extension onto the northern end of the kiosk, in keeping with the current roofline and character of the existing building and utilising matching materials. The proposal extends the length of the building by 2.4m with the width matching the existing at 4.4m.
- 3.2 It is explained that operating under the covid restrictions has highlighted the need for more space for staff to work safely under H&S obligations. There is insufficient space to provide the facilities they offer which is compounded by the need to take orders and serve customers from the same servery hatch. There is also limited space to accommodate necessary mechanical ventilation which is needed given the high temperatures cooking within the premises generate, which is unbearable for staff in the height of the summer. The extension will therefore improve the way the kiosk can function, creating a designated cooking zone and servery counter for food orders and being able to accommodate extraction.

4. Consultations/comments

- 4.1 No third-party representations have been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	24 May 2021	15 June 2021
Summary of comments: No objection		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	N/A	No response
Summary of comments: No response received to date		

Consultee	Date consulted	Date reply received
East Suffolk Head Of Coastal Management	N/A	No response
Summary of comments: No response received to date		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	24 May 2021	No response
Summary of comments: No response received		

6. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	28 May 2021	21 June 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	28 May 2021	21 June 2021	Lowestoft Journal

7. Site notices

General Site Notice	Reason for site notice: Conservation Area
	Date posted: 11 June 2021
	Expiry date: 2 July 2021

8. Planning policy

National Planning Policy Framework 2019 (NPPF)

WLP8.25 - Coastal Change Management Area (East Suffolk Council - Waveney Local Plan, Adopted March 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)

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

9. Planning considerations

- 9.1 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2 Given the site location in the Conservation Area there is a duty under Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty is reflected in the historic environment objectives of the NPPF, and relevant Local Plan policies listed in section 8.
- 9.3 The existing kiosk provides a valuable tourist facility in a prominent and accessible beachside location. The proposed extension is modest in size and scale enabling much improved working environment for staff and allowing it to continue to benefit the local tourism industry which the Local Plan recognises is a vital part of the Districts economy.
- 9.4 The design of the extensions relates well to the existing in terms of its form and appearance and materials used and would not be harmful to its immediate surroundings. The proposals would seek to preserve and enhance the character of the Conservation Area and would not result in any greater harm to the scenic beauty of the AONB. The proposals thus accord with local plan policies WLP8.29; WLP8.37; WLP8.39 and WLP8.35
- 9.5 Given the location of the Kiosk within the Coastal Change Management Area, there is a requirement, under Local Plan policy WLP8.25 for the applicant to demonstrate an awareness of the risk of erosion to the proposed development through the completion of a Coastal Erosion Vulnerability Assessment (CEVA). The submission of such a document is expected to address the requirements of the policy and as such the application can be recommended for approval subject to this being done.
- 9.6 The extension does not increase the extent of non-permeable area and the development will not increase the risk of flooding elsewhere.

10. Conclusion

- 10.1 The proposals seek to improve an established tourist facility providing a valuable amenity to beach users and other visitors, without causing harm to its surroundings, in accordance with the Development Plan.

11. Recommendation

- 11.1 Authority to Approve subject to the submission of a CEVA and it being found acceptable in consultation with the Coastal Management Team, and the following controlling conditions.

12. 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 drawings PL570/03 received 19/05/21 and PL570/01 received 11/05/21, 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.

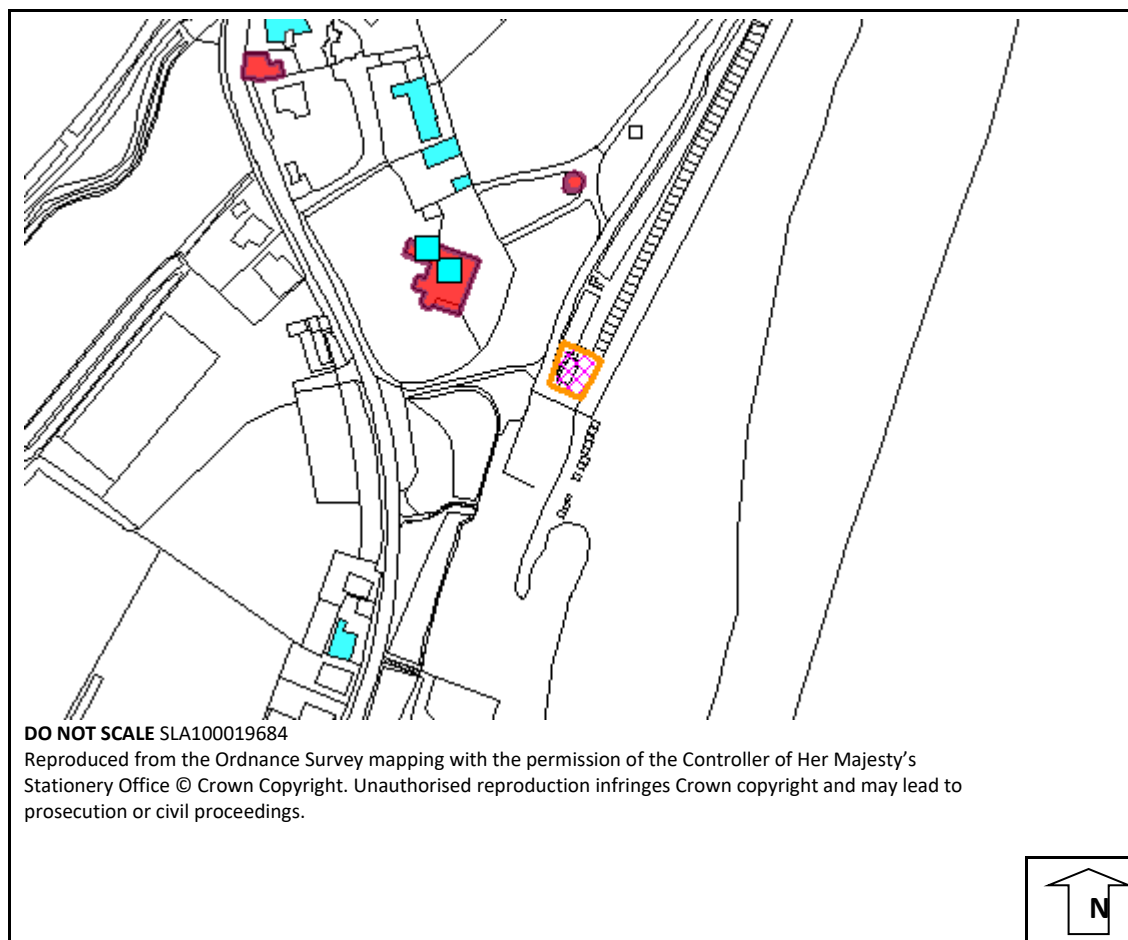
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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





Background Papers

See application reference DC/21/2305/FUL on [Public Access](#)

Map



Key

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