



Committee Report

Planning Committee South - 27 July 2021

Application no DC/21/2570/FUL

Location

175 Grange Road
Felixstowe
IP11 2PZ

Expiry date 22 July 2021

Application type Full Application

Applicant Mr Massimo Farina

Parish Felixstowe

Proposal Construction of a two storey rear extension

Case Officer Jamie Behling
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1. Summary

- 1.1. The proposed development seeks permission to erect a part two-storey and part single storey rear extension.
- 1.2. The application was presented to the referral panel on the 6 July 2021 due to the objection from Felixstowe Town Council being contrary to Officers recommendation of Approval. The referral panel referred the item to the planning committee, to enable debate as to whether or not the revised proposal is acceptable in size and mass under Local Plan policy SCLP11.1 - Design, and whether or not it would have a detrimental impact on neighbours amenity under policy SCLP11.2 - Residential Amenity.
- 1.3. Officer recommends approval subject to conditions.

2. Site description

- 2.1. 175 Grange Road, Felixstowe is a two-storey, semi-detached, residential dwelling located within the settlement boundary of Felixstowe. The property is on the east side of Grange Road and has a good-sized rear garden for the area. The dwelling is attached with the

neighbour to the north with both of the dwellings connected with a Gambrel roof with mirroring, intersecting front gables. To the rear of the site is a path that leads to Coronation Recreation Grounds to the northeast.

- 2.2. A previous application, ref. DC/20/5119/FUL, was refused at planning committee on the 30 March 2021, for a larger scheme on the grounds that the size and scale of the new mass were beyond what was acceptable, contrary to policy SCLP11.1 and may have a harmful impact to neighbours amenity, when considered against policy SCLP11.2.

3. Proposal

- 3.1. The proposal seeks to build a new smaller two-storey rear extension, with a flat roofed single storey element below. The two-storey part would be 2.55 metres in depth and would utilise a hipped roof while the single storey element below will extend an overall depth of 5.5 metres and have a height of 3.3 metres. The proposal includes cladding the rear of the extension and also creating a sun tube to serve the staircase at the front of the dwelling.

4. Consultations/comments

- 4.1. Two representations of Objection raising the following material planning considerations:
- Residential Amenity - The new structure will overshadow the neighbouring property and cause loss of light and effect the outlook of neighbouring dwellings.
 - Design - The new extension would be over scaled and not sympathetic to the design of the original dwelling.
 - Traffic - The new development would cause increased traffic.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	1 June 2021	10 June 2021

"Felixstowe Town Council recommends REFUSAL due to the bulk, massing and height of the proposed extension, its proximity to the boundary and the consequential loss of sunlight to the neighbour to the north. We therefore consider the proposals to be contrary to SCLP11.1(c) ii) with regards to the existing layout, iii) height and massing and SCLP11.2 (c) access to daylight and sunlight to the windows and amenity area for the neighbouring property and (e) its physical relationship to other properties."

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 3 June 2021

6. Planning policy

National Planning Policy Framework 2019

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)

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

7. Planning considerations

Visual Amenity, Street Scene and Landscape

- 7.1. The area has a mix of styles and designs with no uniform appearance to dwellings other than a brick or render finish. The bulk of the proposal is on the rear of the dwelling and would not easily be seen from Grange Road.
- 7.2. The rear of the building can be seen from Coronation Drive to the southeast, beyond the rear gardens of the two neighbouring properties to the south. There is also a path that runs behind the site, which is slightly screened by hedges and trees, that connects Coronation Drive to the playing fields to the northeast, where the proposal would also be seen at a distance. As the views of the two-storey element of the extension are across neighbouring gardens or would otherwise be screened from views from the path, the design would not substantially increase the prominence of the dwelling in the townscape when viewed from the rear.
- 7.3. The scheme would have minimal impact on the street scenes or the character of the wider area due to this location on the rear. The size, and reduced massing and scale of the extensions are reasonable, relative to the existing building and the size of the plot with a 2.55 depth at two-storey level and 5.5 metres overall at ground level. The footprint of the ground floor extension would be within the dimensions of what could be considered within a larger home extension through permitted development.
- 7.4. The size of the extensions are not considered over development as there is still sufficient curtilage left within the property and a good rear garden space. The height is no greater than the existing building with fenestration matching that of the existing dwelling. The proposal would not substantially alter the layout of the building or significantly diminish its character and therefore the proposal is considered to comply with policy SCLP11.1.

Residential Amenity

- 7.5. The new two storey element would protrude 2.55 metres from the rear of the existing dwelling, be 2.68 metres wide and is set off the south boundary by approximately 2.6 metres.
- 7.6. Now the first floor extension has been reduced in size since the earlier refused scheme, it is judged that this element would cause minimal harm to the amenity of neighbours with sufficiently large gaps between the structure and any neighbouring windows. The first floor element would not block any significant levels of daylight and would not block any outlook from first floor windows.
- 7.7. The new side wall forming the single storey element would not cause significant overshadowing, or a sense of overbearing along with the two-storey to the neighbour to the north. The proposed single storey element would protrude approx. 2.5 metres beyond the rear of the neighbour's extension at a height of 3.3 metres, set 40 cm off the boundary. As the proposal is south of the area that would be effected, this is the time of day the sun is at its highest point and therefore the shading caused would be at its most reduced stage. Although it is acknowledged that the new wall will be higher than the allowed boundary fence limitations, it is marginally what is allowed above permitted development and therefore, on balance it is judged that the proposal would not cause levels of detrimental harm to the amenity of this neighbour beyond what is considered acceptable.
- 7.8. The neighbour to the south, No. 177, has no side facing windows on the main part of the house but has three primary windows at the rear of the dwelling, one serving the kitchen on the side elevation of the single storey element whilst the second serves the dining room, on the rear elevation at ground floor level and the third is above serving a bedroom. The gap between the new extensions and the rear element of No. 177 is approximately 4.4 metres.
- 7.9. Concerns were raised over the potential loss of light, outlook and privacy. The proposal contains two new smaller windows on the side elevation of the single storey element that would face toward the kitchen window of the neighbour to the south. These windows are relatively small and would not overlook the neighbour to an excessive degree as they would be no higher than any boundary fence that could be installed between the two properties screening views.
- 7.10. Due to the orientation of the extensions, the specified windows may lose a degree of sunlight first thing in the morning however by mid-morning there would be minimal loss of light or shadowing due to the angle of the plots. A potential tunnelling effect caused by a boundary fence could create a similar effect to that of an extension, closer to the side of the neighbouring dwelling under permitted development, whilst there is still a sufficient gap of 1.5 metres between the extensions and the boundary beyond this.
- 7.11. The bathroom window would marginally be closer to the rear of the site, nearer to the footpath to the recreation ground and the rear garden of 134 Coronation Drive, resulting in a separation distance between the rear windows and the boundary of the neighbouring property to the east of approximately 35 metres, well in excess of the 24 metre back-to-back distance usually sought in accordance with Supplementary Guidance 16.

- 7.12. The ground floor windows are not considered to significantly impact either neighbour and are of an acceptable size, scale and position in order to comply with what would be acceptable on a residential property. Any new roof lights on the property are considered permitted development and are therefore acceptable in planning terms.
- 7.13. The proposal is not considered to substantially impact the residential amenity of either neighbour to a point where the application should be refused and it is therefore considered that the scheme, on balance, complies with policy SCLP11.2.

Parking and Highway Safety

- 7.14. The alterations will not create any further bedrooms within the property and therefore would not incur the need for additional parking provision. The parking on site is considered adequate by Suffolk County Council as Local Highway Authority's recommended standards and therefore parking provision or highway safety is not a concern.

8. Conclusion

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

9. Recommendation

- 9.1. The application is recommended for approval.

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 PP001A received 27/05/2021, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@east Suffolk.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:

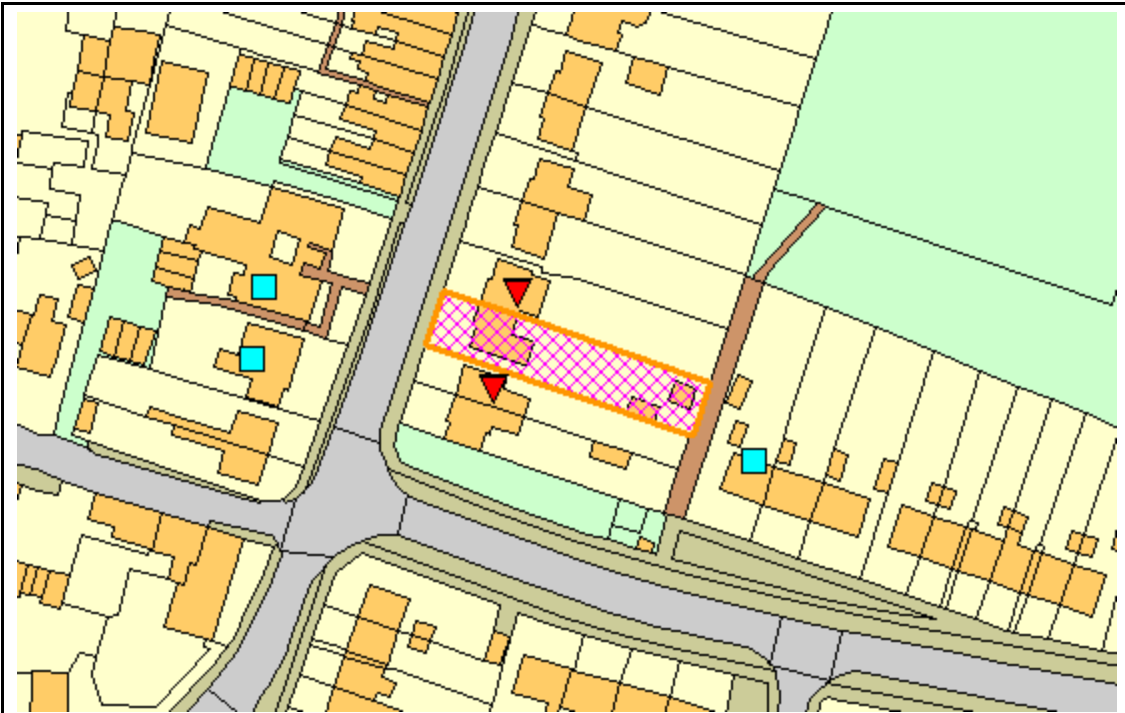
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_in_frastructure_levy/5

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

Background information

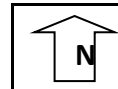
See application reference DC/21/2570/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support