SUMMARY

1.1 This application is reported to Committee as the site is owned by Waveney District Council. The existing block of flats has a very tired facade. The proposed extension at ground floor level, and the other works to raise the quality of the facade, including the replacement of windows and the rendering of the frontage, will lead to a complete cosmetic makeover. This is considered welcome and the application is recommended for approval.
SITE DESCRIPTION

2.1 The site is on a corner between housing originally owned and developed by the Local Authority. The building appears to be of 1960’s date and requires some updating. Currently the flats within have kitchens, bathrooms and bed sitting rooms.

PROPOSAL

3.1 The proposal adds a small ground floor extension across the full width of the façade and infills an open balcony area. The resulting additional space within the building allows a separate bedroom to be provided in all six flats. This application is very similar to DC/12/1380/RG3 Nelson House, Ellough Road, Beccles approved in January 2013.

CONSULTATIONS/COMMENTS

4.1 Neighbour consultation/representations: None have been received at the time of writing, any which are, shall be reported verbally.

4.2 Beccles Town Council Comments: Approve

SITE NOTICES

4.3 The following site notices have been displayed:

WDC General Site Notice Reason for site notice: General Site Notice, Date posted 13.08.2014 Expiry date 02.09.2014

PLANNING POLICY

5.1 DM02 Design Principles (Adopted Development Management Policies, January 2011)

PLANNING CONSIDERATIONS

6.1 The existing block of flats has a run down facade. The addition of this small extension across the frontage at ground floor level, and the other works to raise the quality of the facade, including the replacement of windows and the rendering of the frontage, will lead to a complete cosmetic makeover.

6.2 At the officer’s site visit it was evident that the rear yard does provide a grassed open space for the benefit of all residents and contains a series of sheds of sufficient size to store bicycles. In this particular scheme there is sufficient bin storage space and the changes do not affect the space.

6.3 No neighbour is considered to suffer material harm from the proposal by way of light loss or outlook or privacy impact.

6.4 Internally, the current bedsits benefit from small extensions to their size, enabling separate bedrooms to be installed. The enclosing of the access stair balcony will reduce the external envelope of the building and lead to thermal performance enhancement.

6.5 A materials condition is considered necessary as information submitted is incomplete in this regard.

RECOMMENDATION

That permission be granted subject to the following 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 not be brought into use until it has been completed in all respects strictly in accordance with drawing 1750.14.2B received 15th July 2014, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

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 unless annotated otherwise, on the drawing hereby approved, or as subsequently agreed in writing by the Local Planning Authority, in the event that brick matching proves difficult.

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

BACKGROUND INFORMATION: See application ref: DC/14/2442/RG3 at www.waveney.gov.uk/publicaccess

CONTACT Chris Green, Area Planning and Enforcement Officer.