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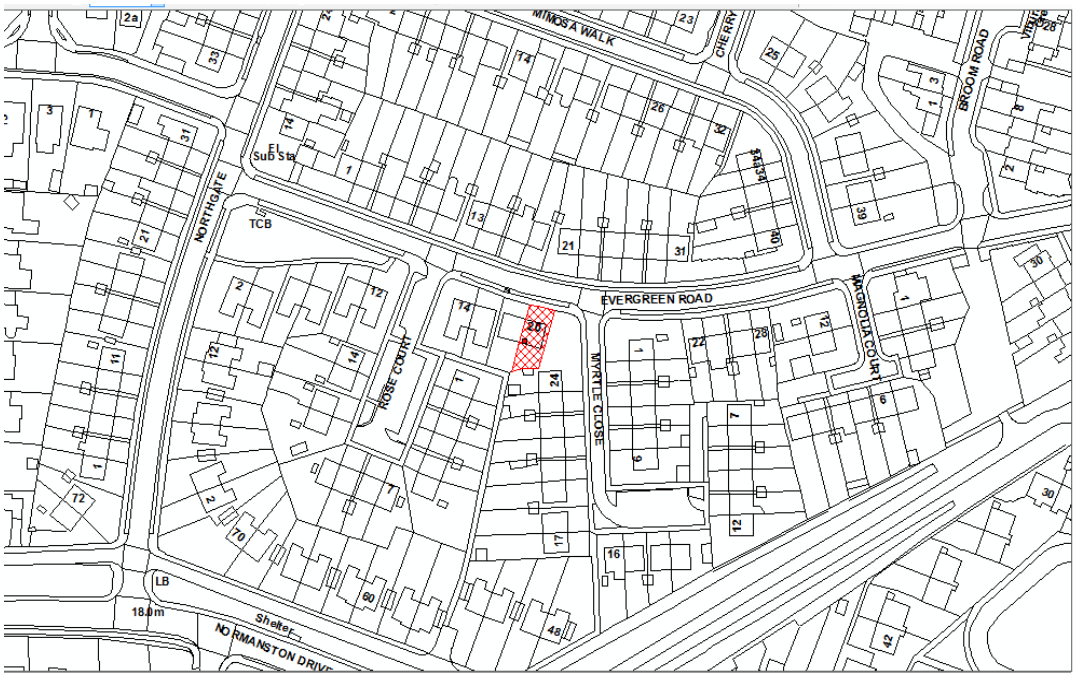
PLANNING COMMITTEE - 12 December 2017

APPLICATION NO DC/17/4430/FUL

LOCATION
20 Evergreen Road
Lowestoft
Suffolk
NR32 2RZ

EXPIRY DATE	14 December 2017
APPLICATION TYPE	Full Application
APPLICANT	Waveney District Council
PARISH	Lowestoft
PROPOSAL	Construction of a rear extension



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1 SUMMARY

1.1 The submitted application seeks approval for a small single storey rear extension to this semi-detached council owned bungalow.

1.2 The application is before Members for determination as it is a Council application on a Council owned property.

2 SITE DESCRIPTION

2.1 The dwelling subject to this application is a single storey semi-detached property located on the corner of Evergreen Road and Myrtle Close and is within a residential area characterised by a mix of dwellings of varying sizes and are generally existing and former local authority properties.

3 PROPOSAL

3.1 For the erection of a single storey rear extension to form an additional bedroom.

4 CONSULTATIONS/COMMENTS

4.1 **Neighbour consultation/representations**

No comments received

4.2 **Parish/Town Council Comments**

Recommendation for approval

4.3 **WDC Environmental Health - Contaminated Land**

No comments regarding the application.

4.4 **PUBLICITY**

None

4.5 **SITE NOTICES**

The following site notices have been displayed:

General Site Notice	Reason for site notice: General Site Notice, Date posted 01.11.2017 Expiry date 21.11.2017

4.6 **RELATED APPLICATIONS**

There is no relevant planning history relating to this site.

5 PLANNING POLICY

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

6 PLANNING CONSIDERATIONS

6.1 There are relatively few material planning considerations relating to this proposed development.

6.2 The proposed extension is of an appropriate scale and design that sits well within its immediate and wider environment, will not impact on the amenities of adjacent resident by virtue of orientation, scale and siting that will not lead to overlooking, loss of privacy or overshadowing. It is considered far enough way from boundaries to not be overly intrusive and is of a similar form to other dwellings in the immediate area.

6.3 The window is to be sited to the rear of the extension and views towards the dwelling to the rear would be very limited due to existing structures and screening. However there may be future scope for additional windows and whilst this would be acceptable to the eastern elevation facing Myrtle Close there may be potential harm caused if it were to be on the western elevation facing towards the adjoining property (No.18) and as such it is recommended removing permitted development rights for additional openings in this elevation in order to protect future amenities.

6.4 No adverse comments have been received in relation to this application.

7 CONCLUSION

7.1 Therefore, for the reasons given above the proposed extension is considered acceptable and accords with the provisions of the adopted Waveney Local Plan as the extension is of an appropriate form, scale and design and will not have an adverse impact on the amenities of nearby residents, the visual amenities of the area or the general domestic street scene.

8 RECOMMENDATION

8.1 Approve 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 be carried out in accordance with the plans numbered 2226.17.1A.

   Reason: To ensure the development is carried out in the manner considered by the local planning authority.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order) (with or without modification), no windows shall be constructed in the western elevation of the extension hereby permitted, without the prior written consent of the Local Planning Authority.

   Reason: to preserve the amenity of adjacent property.

9 ADVISORY NOTES

1. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

3. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

4. The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/

5. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

6. 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.

BACKGROUND INFORMATION: See application ref: DC/17/4430/FUL at www.eastsuffolk.gov.uk/public-access

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