

PLANNING COMMITTEE – 12 June 2018

APPLICATION NO DC/18/2151/AME

LOCATION

Bryer
Burton Street
Lowestoft
Suffolk
NR32 1TR

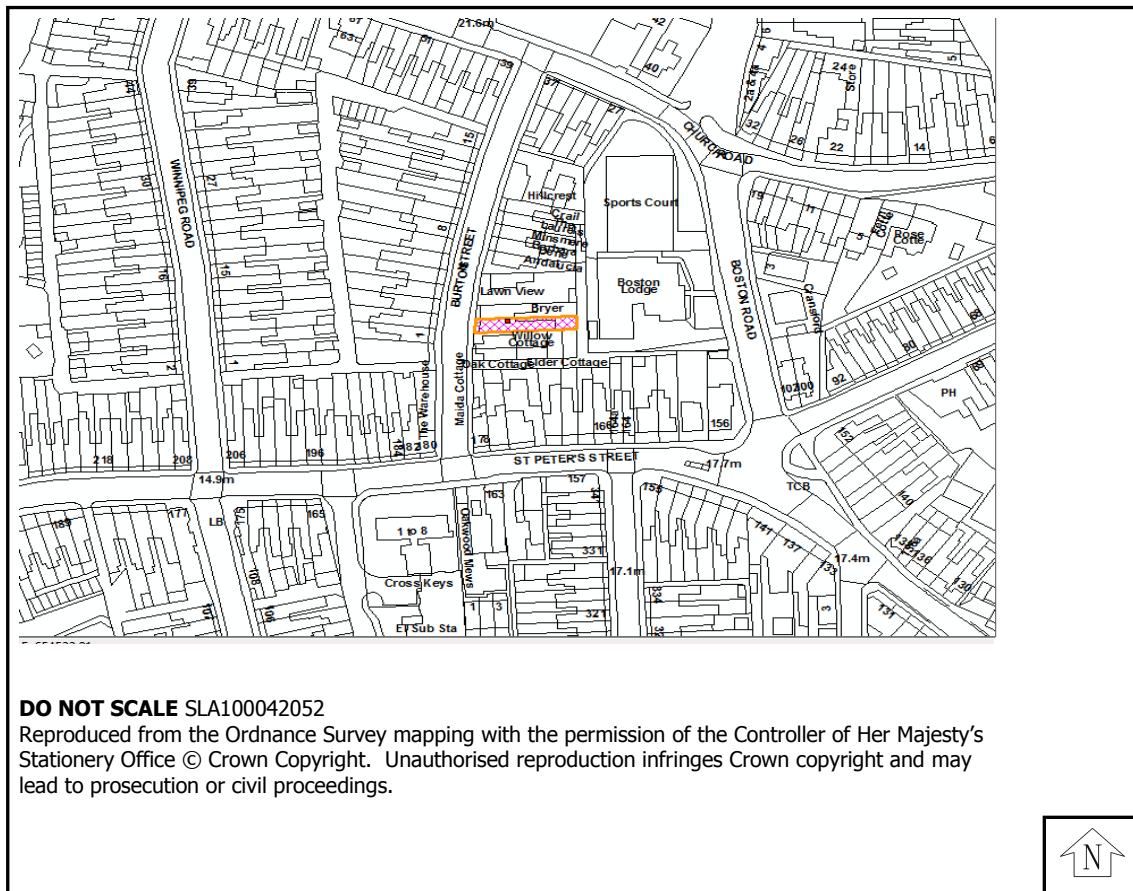
EXPIRY DATE 28 June 2018

APPLICATION TYPE Non-material Amendment

APPLICANT Mr Craig Rivett

PARISH Lowestoft

PROPOSAL Non Material Amendment of DC/17/0527/FUL - Conversion Garage to Bungalow - Render on front in place of Cedar cladding



1 SUMMARY

1.1 The submitted application seeks approval for a non-material amendment to planning approval DC/17/0527/FUL for the change of approved materials from cedar cladding to render to match the adjacent dwelling.

- 1.2 It is before members as an urgent item as the application has been submitted by Councillor Rivett and as such needs a committee decision. The application will expire before the July committee and therefore it has been added as an urgent item.

2 SITE DESCRIPTION

- 2.1 The site is located in the northern part of the town and is within a residential area compromised of late 19th/early 20th century two-storey terraced dwellings.
- 2.2 The property is situated within a central location with easy access to public transport links and is within easy walking/cycling distance of the main town centre and there are a number of local amenities in the immediate and wider environment.
- 2.3 Burton Street is located between St Peters Street (A1144) to the south and Church Road to the north, Jubilee Way (A47) is approximately 360m to the east, with the 6th form college and the Water Lane sports centre located approximately 300m to the west of the site. The site subject to this application is towards the southern end of the street a little over half way down Burton Street and is on the eastern side.
- 2.4 “Bryer” is a detached bay fronted property with an attached garage to the southern side that is currently used for storage purposes. There is a large rear garden that is quite generous within a town centre location such as this where space is at a premium. Parking provision in the area is via on-street parking (some of which is limited to permit parking) and is typical of this type of older residential area.

3 PROPOSAL

- 3.1 To exchange the approved cedar cladding on the front elevation to render in order to match the existing property.

RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/17/0527/FUL	Conversion of existing garage to bungalow	Application Permitted	30.05.2017

4 PLANNING POLICY

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

5 PLANNING CONSIDERATIONS

- 5.1 The main consideration is that of visual appearance and the visual changes generated by the alteration of materials.

5.2 The donor dwelling Bryer is rendered and painted, as are many of the other dwellings in the street, and the overriding characteristic in terms of visual amenity is one of a mix of contrast and materials.

5.3 As such the change from the approved cedar cladding to render is not unacceptable in terms of visual amenity and will not have an unacceptable impact on the overall street-scene as it is a material that is familiar in the immediate area.

6 RECOMMENDATION

6.1 Approve the change of materials from cedar cladding to render.

7 CONDITION:

1. With reference to your application received 22 May 2018. I would advise you that from a planning point of view the District Council as local planning authority raises no objection to the following, which has been noted as amending the original approved plans in my records:

- Use of render in place of cladding on exterior walls

N.B. The approval granted by this letter relates only to those amendments specifically mentioned above. It does not extend to any other matter referred to in any correspondence or shown on any plan.

Advisory Note

Your attention is drawn to the necessity (where applicable) for obtaining the Council's consent under the Building Regulations in respect of the amendment(s).

BACKGROUND INFORMATION:

See application ref: DC/18/2151/AME at

www.eastsuffolk.gov.uk/public-access

CONTACT

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