

PLANNING COMMITTEE - 13 March 2018

APPLICATION NO DC/18/0312/FUL

LOCATION

21 Kirkley Cliff Road
 Lowestoft
 Suffolk
 NR33 0DB

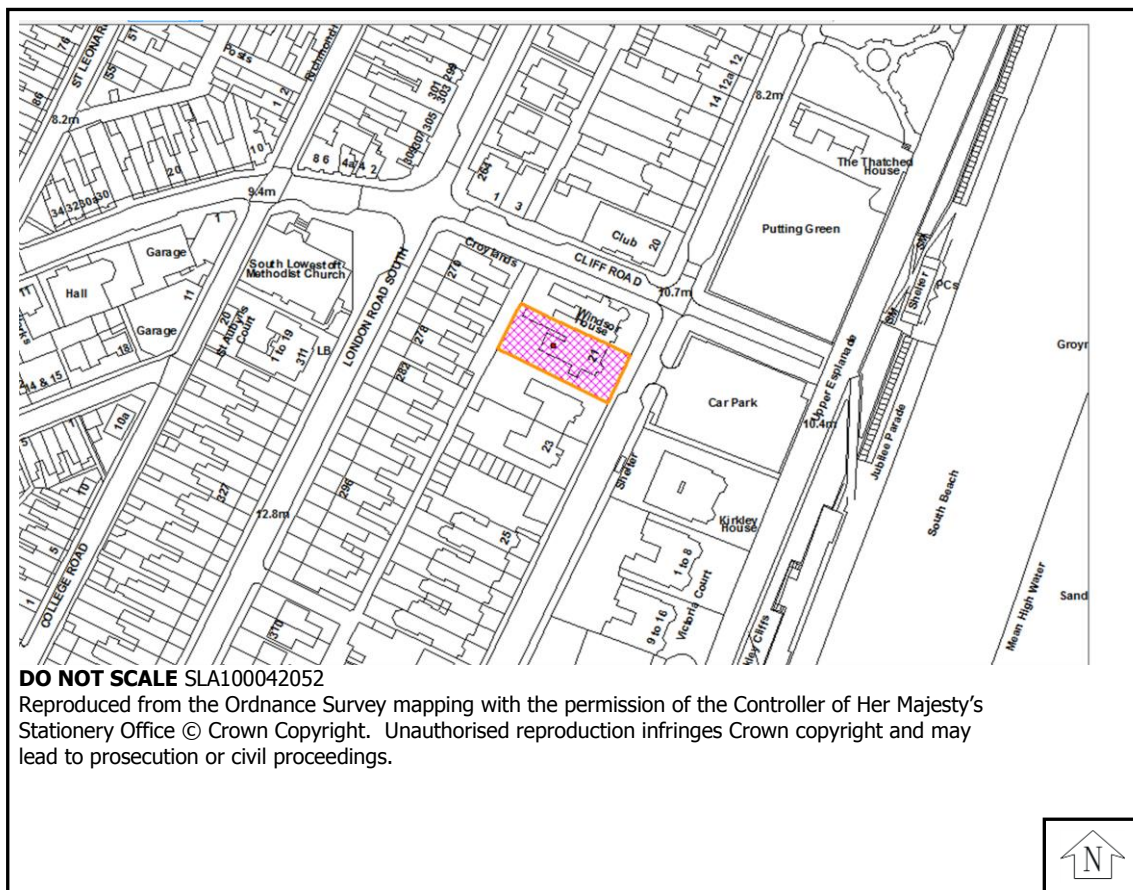
EXPIRY DATE 15 March 2018

APPLICATION TYPE Full Application

APPLICANT Britten House

PARISH Lowestoft

PROPOSAL Construction of first and second floor rear extension to provide managers living accommodation, including removal of roof terrace, demolition of parapet walls and external staircase



1. SUMMARY

1.1 Planning permission is sought for a first and second floor rear extension, to provide managers living accommodation. The proposal also includes the removal of the existing roof terrace, demolition of parapet walls, and removal of an external staircase.

- 1.2 The application is before members as it has been submitted by a relative of a councillor.
- 1.3 The proposal has a tandem application DC/18/0329/LBC.

2. SITE DESCRIPTION

- 2.1 The site comprises of a three storey Grade II Listed building with single and two storey rear extensions, and currently operates as tourist accommodation. The site bounds Kirkley Cliff Road to the east, a residential care home to the north, a dwelling to the south, and a small rear access road to the west. To the rear of the site is a private parking area.

3. PROPOSAL

- 3.1 Planning permission is sought for a rear extension at first and second floor level above an existing flat roofed part of the building for a guest house business. The proposal is due south of the adjoining neighbour and is approx. 5 metres from the boundary. The height of the proposed rear extension would be around 11 metres above ground level; the existing height is around 4.7 metres above ground level. The scheme also includes the removal of a roof terrace and demolition of parapet walls and external staircase.
- 3.2 An identical proposal has previously been submitted and approved, under applications DC/10/0991/FUL and DC/10/0992/LBC, although these applications appear to have never been implemented and have subsequently expired.

4. CONSULTATIONS/COMMENTS

4.1 Neighbour consultation/representations

No comments received

4.2 Parish/Town Council Comments

Recommended approval

- 4.3 **WDC Design And Conservation** was consulted on the 23 January 2018, and replied on 23 February 2018.

Listed Grade II in 21 June 1993 this building was the birth place of Benjamin Britten. It appears that it is the historical association may be the prime consideration rather than the buildings special architectural interest which warranted its insertion on the List.

This application is for a re- newel of a previously consented to scheme DC/10/0992/LBC of 17th August 2010, comments made on the previous application by the Conservation officer and stated in the report were;

“It is noted by WDC Design and Conservation that listing of the building is due to historical, rather than architectural, reasons. The comments say that the addition of two-storeys is not ideal in planning terms. The discussion above deals with the planning merits and it is found that the size/bulk of the proposal and the position of the windows are acceptable,

subject to condition. Putting the comment about planning matters aside, it is not considered that the proposal adversely affects the historic value of the building and it is considered to be generally in keeping with the design of the existing building. As an advantage in design terms it would improve the unsympathetic flat roof rear extension. “

I do not wish to add to these comments as the situation is as previously considered. I do not object to this application receiving consent but wish to ask that the conditions or similar conditions which were placed on the earlier consent also to be applied to consent, (should it be issued). These were as followed;

- Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

Joinery details @ full size, half full size or 1:5

Reason: In order to safeguard the special architectural or historic interest of the building.

- All new external rainwater goods and soil pipes on the visible elevations shall be of metal, painted black.

- Reason: In order to safeguard the special architectural or historic interest of the building.

- In the event that any hidden historic features are revealed during the course of the works, work shall be suspended in the relevant area of the building and the Council shall be notified immediately. Provision shall then be made for their retention and/or proper recording as required by the Council.

- Reason: In order to safeguard the special architectural or historic interest of the building.

PUBLICITY

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

Category	Published	Expiry	Publication
Conservation Area, Listed Building,	02.02.2018	22.02.2018	Beccles and Bungay Journal
Conservation Area, Listed Building,	02.02.2018	22.02.2018	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Listed Building, Date posted 31.01.2018 Expiry date 20.02.2018
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RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/18/0329/LBC	Listed Building Consent - Construction of first and second floor rear extension to provide managers living accommodation, including removal of roof terrace, demolition of parapet walls and external staircase		
DC/10/0991/FUL	First and second floor rear extension, removal of roof terrace and demolition of parapet walls and external staircase	Permitted	11.10.2010
DC/10/0992/LBC	Listed Building Consent - First and second floor rear extension, removal of roof terrace and demolition of parapet walls and external staircase	Permitted	11.10.2010

5. PLANNING POLICY

- 5.1 The Waveney Core strategy was adopted in 2009. Policy CS02 requires high quality and sustainable design, CS13 considers tourism and policy CS17 considers the Built and Historic Environment.
- 5.2 The Development Management policies were adopted in 2011. Policy DM02 sets design principles, DM23 considers hotels and Guest Houses and DM30 considers the protection and enhancement of the Historic Environment.
- 5.3 National Planning Policy Framework (March 2012)

6. PLANNING CONSIDERATIONS

- 6.1 An identical proposal has previously been submitted and approved, under applications DC/10/0991/FUL and DC/10/0992/LBC, although these applications appear to have never been implemented and have subsequently expired.
- 6.2 The proposal would likely result in some loss of direct sunlight from the adjoining property. Given the development to the rear of the building and the not-solely residential use, it is not considered that the amenity of the occupiers of this property would be significantly adversely affected.
- 6.3 The proposal also adds windows in the first floor and roof lights in the second floor levels of south elevation (side elevation facing no.22). Given the overlooking from the rear of the properties on London Road South and the existing overlooking from the host property (no.21), it is not considered that the privacy of the neighbouring property to the south would be significantly or adversely affected to a sufficient degree to warrant refusal of this application.
- 6.4 The building itself is the birth place of Benjamin Britten, and was Grade II Listed on 21st June 1993. It forms part of a joint listing with the neighbouring property 'Windsor House'.

It appears that it is the historical association may be the prime consideration rather than the buildings special architectural interest which warranted its insertion on the List.

- 6.5 The listed description for the property states *“Pair of houses. c1900. Red brick. Concrete corrugated tiles to roof 2 storeys and dormer attic. Banded quoins divide the 2 properties, each of which consists of a full-height canted bay under a gabled dormer with, to the right (north), a transomed mullioned window. The bay windows are transomed and mullioned also. Polygonal corner turret rising to a truncated pyramid roof of scalloped machine tiles. No 21 is notable as the birthplace and childhood home of the composer Benjamin Britten (1913-75).*
- 6.6 It is noted by WDC Design and Conservation that listing of the building is due to historical, rather than architectural, reasons. The comments say that the addition of two-storeys is not ideal in planning terms. The above paragraphs deal with the planning merits and it is found that the size/bulk of the proposal and the position of the windows is acceptable, subject to condition. Putting the comment about planning matters aside, it is not considered that the proposal adversely affects the historic value of the building and it is considered to be generally in keeping with the design of the existing building. As an advantage in design terms it would improve the unsympathetic flat roof rear extension.
- 6.7 The proposal would allow the addition of two more guest rooms for the business, and as such is likely that it would enhance the business.
- 6.8 In summary, the proposal would not affect the neighbouring properties to an extent to warrant refusal and the important historical value of the building is retained. The design is acceptable and it would enhance a high quality tourist accommodation business.

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, respects the character and architectural merit of the Listed Building, 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 not be brought into use until it has been completed in all respects strictly in accordance with the existing and proposed plans, Heritage Statement, Design and Access Statement, and Application Form, received 19/01/2018, 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.

BACKGROUND INFORMATION:

See application ref: DC/18/0312/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

Matthew Gee, Planning Officer, 01502 523021,
matthew.gee@eastsuffolk.gov.uk