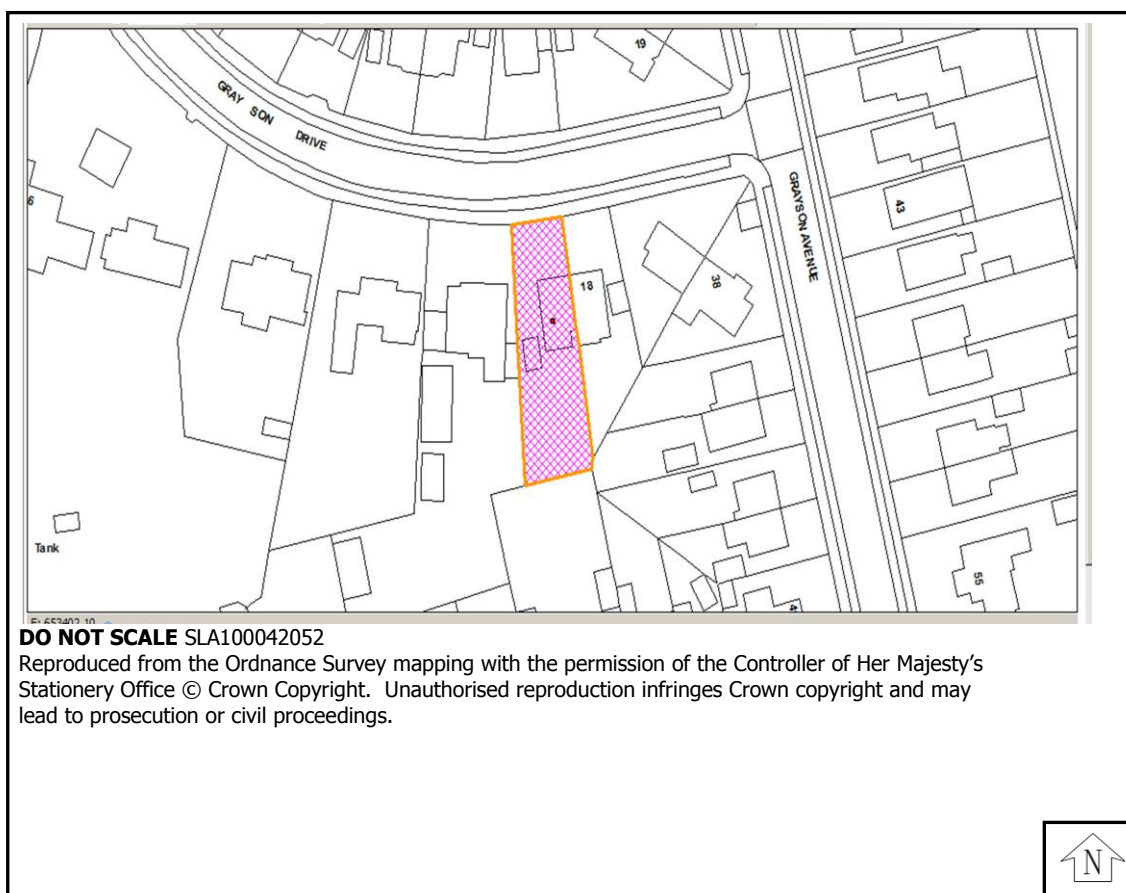


PLANNING COMMITTEE – 17 JULY 2018**APPLICATION NO** DC/18/1703/FUL**LOCATION**

16 Grayson Drive
 Lowestoft
 Suffolk
 NR33 7BA

EXPIRY DATE 14 June 2018**APPLICATION TYPE** Full Application**APPLICANT** Mr & Mrs Mortishire**PARISH** Lowestoft

PROPOSAL Construction of a two storey extension and conversion of garage to studio for physiotherapy (to be used around full time employment)

**1 SUMMARY**

- 1.1 Planning permission is sought for the construction of a two storey extension and conversion of garage to studio for physiotherapy
- 1.2 The application is before members as it has been submitted by a member of staff.

2 SITE DESCRIPTION

- 2.1 The site is located within the Physical Limits of Lowestoft, and comprises of a semi-detached two storey dwelling. The site fronts onto 'Grayson Drive' to the north, and is bounded by the adjoining two storey semi-detached property (no.18) to the east, a detached bungalow to the west (no.14), and the rear garden of a property to the south.

3 PROPOSAL

- 3.1 Planning permission is sought for a two storey side extension measuring 2.8m wide on the front elevation extending to 3.2m wide on the rear elevation, 7.6m deep, 4.8m to the eaves and 7.7m high. In addition, the proposed extension will protrude 0.65m forward of the front elevation.
- 3.2 Planning permission is also sought for the conversion of the garage at the rear of the site to a part-time physiotherapy studio.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** 1 letter of representation has been received from the neighbouring residents of no.14 Grayson Drive, detailing their concerns in regards to; loss of light, noise impact, and the proposal being out of character and scale with the surrounding area.
- 4.2 **Parish/Town Council Comments:** Lowestoft Town Council Planning Committee considered this application at a meeting on 8 May 2018. It was agreed to recommend approval of the application subject to the outside of the proposed building being in keeping with the rest of the neighbourhood buildings and that any possible medical waste is dealt with appropriately.
- 4.3 **Suffolk County - Highways Department:** No response received.

5 PUBLICITY

- 5.1 None

5.2 SITE NOTICES

The following site notices have been displayed:

General Site Notice

Reason for site notice: General Site Notice,

Date posted 11.05.2018 Expiry date 31.05.2018

5.3 RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/90/1275/FUL	Rear extension	Permitted	24.10.1990

6 PLANNING POLICY

- 6.1 The Waveney Core strategy was adopted in 2009. Policy CS02 requires high quality and sustainable design.
- 6.2 The Development Management policies were adopted in 2011. Policy DM02 sets design principles.
- 6.3 National Planning Policy Framework (March 2012)

7 PLANNING CONSIDERATIONS

- 7.1 Policy DM02 states that proposed extensions are expected to; *“Produce developments in keeping with the overall scale, character, layout, site coverage, height and massing of existing buildings, taking into account the relationship between buildings and spaces and the wider street scene or townscape and use appropriate materials for the locality”*
- 7.2 The proposed two storey side extension is of a relatively simple architectural design with a rendered finish. It is considered that the use of render for the extension will differentiate it from the host dwelling, and the overall appearance will be sympathetic and respectful of the character and design of the host dwelling. In addition, it is considered that the overall scale is in comparison to the host dwelling, and therefore the proposal is respectful in regards to that aspect.
- 7.3 The surrounding area is characterised by a general mixture of dwellings, in a variety of sizes, designs and scales. The proposed extension forms part of a pair of semi-detached properties that have largely remained similar. However, there are a number of properties in the surrounding area with examples of side extensions. In addition, while not widely used, there are examples of the use of render in the wider area on properties. Finally, whilst the loss of the uniform pairings is unfortunate, it is not considered that buildings are architecturally significant or that the proposal would result in an adverse impact on the street scene.
- 7.4 In addition, it is considered that the curtilage of the dwelling is of sufficient size, that the proposed extension would not represent overdevelopment of the site. The proposed alterations to the garage are considered to be relatively minor, and will not be widely seen from the public realm. As such, given the above points, it is considered that the proposal is compliant with policy DM02 in respect of design.
- 7.5 Policy DM02 also states that proposed extensions are expected to; *“Protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of outlook, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance”*
- 7.6 The proposed two storey extension will be located approximately 1metre from the boundary with no.14 (at its closest point), which itself is located approx. 1.3metres from the boundary (at its closest point). No.14 contains a window on the side elevation that faces the application site, which is understood to serve bathroom. It is likely that light serving that window is already somewhat effected by the existing dwelling, however, the

proposed extension would likely result in further loss of light through the window especially during morning hours. It is noted that the window serves a bathroom, which from a planning point is not generally considered to constitute a habitable room as they are not usually largely used during the day.

- 7.7 As such it is generally not considered that loss of light through windows that serve bathrooms adversely impacts on the enjoyment and use of the dwelling. Therefore, whilst the proposed extension will result in loss of light through that window, it is considered that given the window serves a bathroom, the impact would not be to a significant enough degree to warrant refusal of this application.
- 7.8 The proposal does not seek to introduce any first floor side elevations windows, and the only additional window to the rear will serve the en-suite. As such it is not considered that the proposal would result in any adverse overlooking or loss of privacy above existing levels.
- 7.9 It is also proposed to use the existing garage as a Physiotherapy Studio, to be used by the owners around their full time employment, and between the hours of 8am and 8pm. Given the small scale of the studio, and use of it's around full time employment, it is not considered that the proposed studio would result in a significant impact to neighbours, through comings and goings from the site. In addition, it is not considered the use for Physiotherapy would result in a significant adverse impact through noise, smell or vibration. It will however be conditioned that the studio only be used between the specified hours in order to avoid potential amenity impacts during unsocial hours.
- 7.10 A plan showing parking provision for 3no. vehicles on site has been submitted, with the understanding that 2no. parking spaces will be used for the occupants of the dwelling and the third space been used for clients of the studio. Whilst the proposal does result in a marginal short fall of 1no. space compared to the requirements of the Suffolk Parking Guidelines. It is not considered that the deficiency would adversely impact on parking in the wider area.

8 CONCLUSION

- 8.1 In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

9 RECOMMENDATION

- 9.1 It is recommended that the application be approved 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 constructed in all respects strictly in accordance with;

- Existing and proposed plans, ref. 2290.18.1D, received 28/06/2018

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.

3. The Physiotherapy Studio, for which permission is hereby granted, shall only be used between the hours of 08:00 and 20:00.

Reason: To protect the amenities of the surrounding area by minimising disturbance.

BACKGROUND INFORMATION:

See application ref: DC/18/1703/FUL at

www.eastsuffolk.gov.uk/public-access

CONTACT

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