

Application for Determination

Parish	Oulton Broad
Reference	BA/2011/0416/FUL Target date 02.03.2012
Location	Mere House, Broadview Road, Oulton Broad, Lowestoft, Suffolk
Proposal	Erection of a conservatory to extend a dining room
Applicant	Mr Howlett
Recommendation	Approve subject to conditions
Reason referred to Committee	Neighbour objection

1 Description of Site and Proposals

- 1.1 The application site is a long and linear residential plot situated within Oulton Broad's Conservation Area and contains a large semi-detached property at its highway elevation. Neighbouring dwellings exist within close proximity and are situated along the same building line. The dwellings along the northern bank are highly visible from the large public open space, Nicolas Everett's Park.
- 1.2 The dwelling itself is three storeys high, red brick, with a red plain tiled roof and contains timber painted sash windows and timber doors. A small, single storey, gabled roof, side extension exists off the eastern side of the dwelling and contains the dining room. A small patio area exists to the immediate south of the small extension. The neighbouring dwelling to the east sits close to the existing extension but divided by two access alleyways which run down the side of each dwelling. A 1.5m boundary fence runs along the boundary.
- 1.3 The proposal is for the erection of an Edwardian style conservatory to extend the single storey dining room element of the house. The conservatory is proposed to face out onto Oulton Broad and to be glazed with a timber frame. The conservatory is small in scale, being approximately 3.7m x 2.1m and 2.5m to the ridge. Two roof lights are proposed to be installed on the existing shallow pitched roof of the dining area. The boundary fence is proposed to be increased from 1.5m to 1.8m.
- 1.4 The proposal also includes the replacement of the existing patio area and the planting of ornamental shrubs and landscaping which do not need planning consent and therefore does not form part of the assessment.

2 Site History

BA/2010/0099/FUL – Resubmission of pp BA/2009/0302/FUL for construction of dormer window to second floor bedroom (south elevation) and minor roof repairs. Approved.

3 Consultation

Broads Society – Response awaited.

District Member – This application can be determined by the Head of Development Management (delegated decision).

4 Representation

Jane Wilson (neighbour) - I wish to object to the proposal for a conservatory extension in that there may be a serious loss of privacy to my property and a potential for an overbearing impact. I would ask that this be recorded and taken into consideration.

5 Policies

5.1 Core Strategy (2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1- Built and Natural Landscape

Policy CS5- Historic and Cultural Environment.

5.2 Development Management Policies DPD (2011)

[DMP DPD - Adoption version.pdf](#)

Policy DP4 Design

Policy DP5 Historic Environment

Policy DP28 Amenity.

6 Assessment

6.1 The main issues to consider in the determination of this application are impact on the character of the property and Conservation Area and impact on neighbouring amenity.

6.2 The surrounding built environment is residential in character. Long linear gardens, with residential paraphernalia and garden building are characteristic of this part of Oulton Broad's Conservation Area. The small scale conservatory is therefore considered to be in character and in scale with the surrounding built environment and therefore acceptable in principle. The use of traditional materials, such as timber, is particularly welcomed and ensures cohesion with the architectural details of the main dwelling. Subject to the roof

lights being conditioned as 'Conservation Style' there are no concerns regarding their visual impact given they will be mainly screened by the proposed conservatory.

- 6.3 In terms of impact on neighbouring amenity, the proposed conservatory has two glazed panels which are to face the neighbouring boundary. Currently a glazed door on the neighbouring property faces out immediately onto the application site meaning there will be views into the neighbour's kitchen and visa-versa, into the proposed conservatory. A 1.5m fence exists between the two properties but views over the fence will be achieved from head height in order to mitigate the impact from over-looking. The applicant has proposed to install a 30cm higher fence along the boundary which will block any potential for overlooking, preserving both the amenity of the applicant and the objector. Given that the fence exists and only needs to be increased by 30cm to screen views into and out of the site it is not considered that the mitigation required will be overbearing on the neighbour. It is therefore considered that the mitigation measures submitted are appropriate and therefore considered acceptable.

7 Conclusion

- 7.1 The development is appropriately designed and situated to ensure no adverse impact on the character of the existing property and is in character with the surrounding Conservation Area. Due to proposed mitigation measures, there would be no adverse impact on neighbouring amenity.

8 Recommendation

- 8.1 Approve subject to the following conditions:

- Time Limit.
- In accordance with plans submitted and amended plan showing increased fence height.
- Increased fence to be erected prior to the erection of the conservatory.
- Materials to be as expressed within application.
- Roof lights to be 'Conservation type' roof lights only.

9 Reasons for Recommendation

- 9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies CS1 and CS5 of the Core Strategy (2007) and DP4, DP5 and DP28 of the Development Management Policies DPD (2011)

List of Appendices: Appendix 1: Site Location Plan

Background papers: Application File BA/2011/0416/FUL

Author: Kayleigh Wood

Date of report: 14 February 2012

APPENDIX 1

BA/2011/0416/FUL - Mere House, Broadview Road, Lowestoft
Construction and erection of single storey timber conservatory to existing dining room and the installation of two new rooflights

