



Appeal Decision

Site visit made on 20 November 2020

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 26/02/2021

Appeal Ref: APP/X3540/D/20/3255916

Coel Na Mara, 69 Cliff Road, Felixstowe, IP11 9SQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr B Thompson against the decision of East Suffolk Council.
 - The application Ref DC/20/1491/FUL, dated 16 April 2020, was refused by notice dated 1 June 2020.
 - The development proposed is for two storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues to be considered are:
 - The impact of the proposal upon the living conditions of neighbours and
 - The impact of the proposal upon the design and character of the main house.

Reasons

3. The appeal property is one of two modern houses standing along the seafront along Cliff Road. The houses appear to be of a bespoke design and stand out as being relatively unique within the streetscene. The two properties relate well to each other through being of the same house type and they are 'handed' so that the highest point of the gables meet along each respective property boundary. I consider that the large glazed gables, vertical fenestration, balconies and long sloping roofs are a particularly positive design aesthetic.
4. To the rear of the appeal property the design aesthetic continues with long, linear windows and oversailing eaves lines. To the ground floor there is an existing conservatory extension and a large, linear garden with semi mature hedges and fences demarking the property boundaries.
5. Immediately adjacent to the appeal property there are two recently constructed residential buildings of a different modern architectural style consisting of asymmetrical gables and white rendered flat roof elements. These newer houses extend further to the rear than the appeal property and as such I consider that there is no rear building line of any substance to be respected.

6. The proposal before me intends to remove the existing conservatory and construct a two storey building that would extend around 7.2 metres into the rear garden. The proposed extension would utilise a shallow pitch roof and contain a length of glazed windows to the ground floor and two bedroom windows each with a Juliet type balcony to the first floor. The side elevations will be largely blank albeit rendered in a white render material.
7. In considering the impact of the proposal upon the living conditions of neighbours I found that the proposed extension would introduce a large mass of building that would be located immediately to the south of the adjacent house. I consider that such an extension would not only contribute to a greater overshadowing of the neighbour's garden but that the two storey extension, protruding for such a distance to the rear, would have a detrimentally dominant impact upon the living conditions of residents using ground floor rooms. Such an impact is unlikely to be relieved through the white render walls or the shallow pitched roof.
8. Further to the impact upon the living conditions of neighbours, the proposed shallow pitch roof would also have the further detrimental effect of diluting the distinctive architectural qualities of the main house and will represent a poor design response to a relatively unique pair of buildings.
9. The proposed design would therefore run contrary to Policies DM21 and DM23 of the Suffolk Coastal Local Plan that seeks to protect the living conditions of residents and encourage good design quality.

Conclusion

10. For the reasons above, taking into account all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR