

**Garland (formerly Lilliput), Lodge Road, Walberswick, IP18 6UP DC/22/2539/FUL**

Replace the summerhouse which has been granted on DC/19/4812/FUL with a smaller new summerhouse/home office with extra pitched roof rather than lean to roof.

1. Opinion

The Parish Council recommend that this application be rejected.

The Planning Approval DC/19/4812/FUL was for the existing Summerhouse to be relocated adjacent to Lodge Road (to the front of the proposed house, now built). In fact the existing Summerhouse has been relocated to the rear of the house, as can be clearly seen from the footpath leading south from Seven Acre Lane. This means that a new building has been erected in the place where the relocation of the Summerhouse was proposed.

The result of this is that on the site there are now three buildings whereas the approval was for two. 3 This application shows that not only has there been work carried out contrary to the terms of the earlier approval, but that it is misleading in that it is not for a relocation of the Summerhouse but for retrospective approval of a building already constructed. Further the proposal is for office use and not for a Summerhouse.

**The Thatched Cottage, The Street, Walberswick, Southwold, Suffolk, IP18 6UE. DC/22/2417/FUL.**

“Change from wooden slated fence to cobble wall. To replace old gate with new but same design - five bar & side gate in oak. Velux in roof to allow light. The window would be in the landing area of the upstairs”.

1. Opinion

In the opinion of the Parish Council this application should be withdrawn and the information detailed in Section 4 (below) supplied. Should no additional information be supplied then the application should be refused.

2. Description

This application comprises of two parts;

- 1) the removal of a section of close-boarded entrance boundary fence and replacement with a brick and cobble wall and,
- 2) the insertion of a Velux rooflight within the west facing thatched roof pitch. The site lies within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

The Thatched Cottage is identified within the Conservation Area Appraisal document as contributing positively.

3. Comment

No objection is raised to the insertion of a Velux rooflight. However, the drawing submitted for the wall and gates lacks basic information which is necessary to understand and assess the quality and impact of what is being proposed. The Suffolk Coastal Local Plan (2020) should be taken into account when assessing this application. The following policies from the Plan are relevant and not satisfied by the application, for the reasons stated below:

Comment: The elevation drawing of the wall / gates, submitted as part of the application, does not contain the information required to assess the Design Quality of the proposal. Comment: This proposal has the potential to impact on a designated heritage asset (the Walberswick Conservation Area) and consequently an assessment of impact should be provided by the applicant. Comment: The drawing submitted as part of the application does not contain the information required to assess whether the proposal would preserve or enhance the appearance of the Conservation Area. The lack of information regarding materials, brick

bonding, mortar or a plan of the walls means it is not possible to determine whether the proposal satisfies the criteria outlined above.

#### SCLP 11.1 Design Quality

b), states that proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character.

c) i, states that the overall scale and character should clearly demonstrate consideration of its surroundings.

c) iii, states that the height and massing of developments should relate to their surroundings.

c) iv, states that proposals should demonstrate a clear relationship between buildings and spaces and the wider street scene or townscape.

#### SCLP11.3: Historic Environment

All development proposals which have the potential to impact on heritage assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise.

Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.

#### SCLP11.5: Conservation Areas

Proposals for development within a Conservation Area should:

a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;

b) Preserve or enhance the character or appearance of the conservation area;

c) Be of an appropriate design, scale, form, height, massing and position;

d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and

e) Use high quality materials and methods of construction which complement the character of the area.

#### 4. Conclusion

The information supplied does not assess the impact the proposed development would have on a designated heritage asset (the Walberswick Conservation Area), and what has been supplied is not sufficiently detailed to allow assessment regarding whether it would 'preserve or enhance' the Conservation Area.

A fully dimensioned drawing showing a plan and elevation of the wall / gate arrangement, detailing brick bonding, brick types, mortar type and drawn to scale is required before the impact the proposal would have on the Conservation Area and property can be understood.

## **Lane Corner, Palmers Lane, Walberswick, Suffolk, IP18 6TQ - DC/23/2687/FUL**

*“Single storey side extension to existing house, PV panels to south and west elevations, replacement double glazed windows to match existing Crittall windows and replacement weatherboarding to 1st floor. New single storey, flat roofed garden room”.*

### **1. Opinion**

The Parish Council consider the details of this application require amendment and the application as submitted should be **refused**.

### **2. Description**

Lane Corner is a detached inter-war weatherboarded villa, with a sizeable garden, located to the corner of Palmers Lane and The Street. The application site lies within the Walberswick Conservation Area, and the Conservation Area Appraisal mentions Lane Corner as an unlisted building that contributes positively to the western end of The Street.

The application proposes a single storey bathroom addition to the north east corner of the house, photovoltaic panels to south and west facing roof pitches and a detached Garden Room.

### **3. Comment**

The Parish Council have no concern regarding the proposed single storey extension to the main house; it is modest in scale, discreetly located and the proposed materials repeat what exists.

The loss of original Crittall windows within the Conservation Area is always regrettable, particularly in a village where W. F. Crittall resided. However, we are encouraged that the windows are to be replaced with double glazed Crittall units, but request that supplying details of the replacement windows is made a condition of any planning consent.

The Parish Council are generally supportive of applications proposing discreetly located photovoltaic panels within the Conservation Area. However, it is considered that PV panels on the south and west roof pitches of Lane Corner will be highly visible from The Street and would not preserve or enhance the appearance of the Conservation Area, and therefore is contrary to

### **SCLP 11.5 Conservation Areas.**

The image below is taken from the applicant's Heritage Statement (p8) and shows the location of the PV panels, and the significant visual impact they would have on the Conservation Area.



Position of solar panels

The position of the Garden Room to the north east corner of the site raises concerns about the visual impact this would have on the southern end of Palmers Lane (which lies within the Conservation Area). There is no context drawing showing the height of the Garden Room roof in relation to the boundary and no heights given on the drawings. As the site is an elevated one, if the Garden Room were visible above the existing north and east boundary it would have a looming and overbearing effect on what is a green and rural part of the lane and would erode the sense of space between properties and their boundaries. This concern is very adequately illustrated on p6 of the applicant's Heritage Statement (image reproduced below) where the north and east boundaries are clearly visible from Palmers Lane.



Lane Corner in Palmers Lane

We therefore find that the proposal does not satisfy policy **SCLP 11.5 (Conservation Area Development)** clauses, a) to e).

#### 4. Summary

Both the Garden Room and PV panels to the main house roof would cause harm to the Conservation Area.

Repositioning the Garden Room away from the north east corner of the site, reorientating

the roof, and using this roof (rather than the main house) for PV panels has the potential to significantly reduce the impact this development would have on the Conservation Area.

**Dutch House, The Street, Walberswick, Suffolk, IP18 6UE DC/23/2256/FUL**

“Proposed shed and fence. paving. Flagpole. PV panels on west face of annexe roof.”  
24/07/23

1. Opinion

In the opinion of the Parish Council no objection should be raised for this application. There is no negative impact on the conservation area or the adjacent listed buildings, or the amenity of neighbouring properties.

2. Description

Dutch House is a detached property accessed by vehicles from Leveretts Lane, but also having a frontage to, and pedestrian access from, The Street. It has a shared driveway from Leveretts Lane (passing the property The Courtyard located on the corner of Leveretts Lane and The Street) and this drive also accesses The Mercers Hall, a Grade II listed building situated to the east of Dutch House.

The site is within the Conservation Area. The proposal is for:

- A new shed and fencing (adjacent to the shared driveway)
- Paving adjacent to the house
- A flagpole (6m in height) adjacent to the southern boundary to The Street.
- Photovoltaic panels on an annex roof (additional to some existing)

3. Comment

The works proposed are in general modest, and in scale with the house itself and the existing outbuildings. The works are within the garden area and would have little, if any, impact on neighbouring properties.

There is not considered to be any adverse impact on the listed building Mercers Hall, or the Conservation Area. Permission is sought for a 6.0m flagpole in the part of the garden immediately adjacent to The Street. Consideration has been given to any potential detrimental aspects to this and none are identified. The proximity to, or impact on, the listed Mercers Hall is not considered to be an issue.

4. Summary

The proposals for works in and around the garden of Dutch House are considered acceptable.

**Millside, The Street, Walberswick, Suffolk, IP18 6UE DC/23/2450/FUL**

“Single storey rear extension, rebuild of side extension, new parking and erection of summerhouse.”

1. Opinion The Parish Council recommends this application is refused. It is a poorly conceived design, uses inappropriate materials and will negatively affect the Conservation Area.

2. Description Millside forms one of a pair of semi-detached properties situated on The

Street. Its garden backs onto Millcroft which is located on Millfield Road. The Mercers Hall, a Grade II listed building is located diagonally opposite on the other side of The Street. The site is within the Conservation Area and played host to Charles Rennie Macintosh and his family in 1914. The proposal is for: • A replacement two storey side extension • New single storey rear extension • Reconfigured front garden including increased off-street parking provision • Summer house

## 2. Comment

Millside and its adjoining neighbour, Rooftree, are a pair of semi-detached houses which are mentioned in the Walberswick Conservation Area Appraisal. The two properties have subtle design variations between the two, but both possess a prominent gable which faces The Street.

It should be noted that the existing front elevation included in this application which depicts Rooftree, the right-hand semi-detached neighbour, is incorrect almost in its entirety including the arched porch, projecting bay, number of windows and omission of the half-timbered gable.

It cannot be accurately ascertained whether the rear elevation drawings are more accurate. Although this application is not focused on Rooftree, because Millside forms one of a pair, the impact on its neighbour should be able to be accurately discerned from the provided drawings. The front door is also missing from both properties which makes it difficult to compare its more detailed design to the new door on the side extension, especially when no photos have been supplied. The existing two storey side extension has a flat roof and is clad in white painted horizontal timber boarding.

The replacement side extension has an asymmetric pitched roof, which extends all of the way down towards the rear of the house, with its new eaves continuing past the newly proposed flat roof extensions eaves / parapet. The pitched roof at the front of the house collides uncomfortably with a side window and is misaligned with the eaves of the main roof.

The existing side extension is not deemed to be of particularly good aesthetic value, but it does sit in harmony with the existing building, with their eaves meeting at the same height. This can be seen from the front of the house. There is no cohesion between the proposed side extension and the main house and also no cohesion between either of the new extensions with each other, except the cladding material. The extensions are neither a modern juxtaposition to or well-considered mirroring of the existing and original design features.

Paragraph 126 of the NPPF states: ‘...the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’

Paragraph 130 states: Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 39

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; ... It is suggested that these proposals do not adhere to either of the above statements and do not enhance the Conservation Area or the building itself. The external wall material proposed for the extensions is fibre cement board. No colour is given.

Fibre cement board is an alien material in this part of the Conservation Area. The drawings suggest a green roof will be installed on the single storey extension, whilst the application form mentions a Sarnafil membrane. It is not clear whether the existing windows are to be retained, all windows replaced or new windows only to the new extensions. Aluminium windows are mentioned generally on the application form, with no colour or specific locations provided.

The elevations provide no more detail. Along with the side and rear extensions, the parking arrangement at the front of the house is proposed to be altered. There is currently one parallel parking space to the front of the property, with a charming terraced front garden between it and the house. The proposal includes two forward facing car parking spaces which presumably require the complete removal of the front garden and all established vegetation. This rearrangement will erode the pretty street frontage in this part of the Conservation Area and will create a large parking area when combined with the adjoining properties provisions. Bound gravel is proposed for the surfacing, but no colour is provided for the gravel.

This is an urban material not seen anywhere else on The Street within the Conservation Area. The Mercers Hall is located diagonally opposite the property and is Grade II listed. It is not considered that the extensions themselves would impact this property as they are to the side and rear, however, the new parking will urbanise and impact the setting of this building. Millside currently has four bedrooms. The proposal adds one further bedroom to the second floor in place of attic space.

A 4+ bedroom house is required in the Suffolk County Council Guidance for Parking (2014), which should be used where homes are extended, to provide 3 parking spaces. Even with the proposed increase from 1 to 2 parking spaces, this standard cannot be met. Yellow lines are in operation on the road in front of the property.

The Parish Council has no objection to the design of the summer house but does have concerns over the location and proximity of the building to the boundary it shares with Millside. Although some distance from Millside itself, the summer house is positioned abutting the boundary with the garden of Millcroft on Millfield Road and may cause a disturbance to the inhabitants of this property.

#### 4. Summary

The proposals for the extensions and alterations to the house and garden of Millside are considered unacceptable and should be refused.

### **Leveretts, The Street, Walberswick, Suffolk, IP18 6UG DC/23/2518/FUL**

“First floor extension”

1. Opinion In the opinion of the Parish Council this application should be refused.

## 2. Description

Leveretts is located within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The two storey property has a long linear street frontage which is highly visible from The Street, Manor Close and from the public footpath to the immediate east and south.

The submitted scheme proposes raising the roof over an existing single storey studio located to the east end of the house to create a first floor ensuite with the insertion of a large dormer window to the south facing roof pitch.

## 3. Planning History and Comment

During November 2017 a scheme was submitted for renovations and alterations to Leveretts (DC/17/4890/FUL) which included replacing a potting shed at the east end of the property with a studio, bathroom above and south facing dormer.

Concern was raised by the Parish Council about the ridge height being above the level of the adjoining eaves (to within half a metre of the ridge to the main house). It was felt that the studio extension would be obtrusive and that it should be re-examined with the aim of reducing its bulk. The scheme was approved without revision.

A second scheme, submitted during February 2018 (DC/18/0294/FUL) proposed alterations to the consented 2017 scheme, including lowering the pitch of the proposed studio extension to bring the ridge below the eaves height of the main house. The south facing dormer window was also removed. The Parish Council commented: "Lowering the height of the studio roof below the eaves of the existing house will significantly reduce the bulk of the extension when viewed from The Street and the neighbouring garden to the east".

The planning officer's report commented: "The proposed changes are acceptable and will reduce any existing approved impact; the new proposed amendments will be less impactful and therefore more beneficial to the character of the area and existing dwelling". This application was approved. The Planning Officer recognised that lowering the roof height and removing the dormer would be "less impactful" and "more beneficial to the character of the area and existing dwelling".

It is therefore regrettable that the positive attributes of the 2018 application are now proposed to be removed, particularly as altering these elements was previously viewed by ESC as benefitting the character of the area and existing dwelling.

4. Summary The Parish Council object to this application for the reasons we expressed in 2017, which had been positively resolved by the scheme submitted and approved in 2018. The proposal to now raise the ridge height of the roof over the studio, exceeding the level of the eaves to the main house, along with the proposed dormer window to the south, is considered to be an unacceptable and obtrusive mass located in close proximity to The Street, and seen from the Conservation Area, a neighbouring garden to the east and from the AONB and public footpath to the east and south.