

DC/24/3968/FUL

The Beeches, Millfield Road, Walberswick, Southwold, Suffolk, IP18 6UD

"First floor extension to the west to create en-suite bathroom. Alterations to dormer windows on the south with new balcony. Alterations to roof over home office and new 2-bay cart shed garage."

06.12.24

1. Opinion

In the opinion of the Parish Council, the application should be withdrawn and resubmitted upon consideration of the concerns raised in Section 3.

2. Description

This proposal seeks to make several changes to the first floor layout (necessitating the reconfiguration of several roofs) and garaging arrangements of The Beeches. This includes:

- Removal of the existing balcony to the West and its replacement with a first floor extension to provide an ensuite bathroom. This includes the removal of 1 No chimney.
- Replacement of 2 No flat roofed dormer windows on the Southern elevation (which face the designations listed below), with a timber clad double gabled dormer with patio doors opening onto a new balcony.
- Raise the walls and roof over the existing home office to full height. This includes the removal of 2 No dormer windows and their replacement with standard windows (within the heightened walls).
- Replacement of an existing window with French doors on the Southern elevation at ground floor.
- Reconfiguration of the entrance door and adjacent windows.
- Construction of a new 2 space cart lodge abutting the North gable of the existing house.

The Beeches sits within the Walberswick Conservation Area and AONB. It is adjacent to the Suffolk Coast NNR, Minsmere to Walberswick Ramsar site, Minsmere to Walberswick Heaths and Marshes SSSI and its impact zone, Minsmere to Walberswick Heaths and Marshes SAC and the Minsmere to Walberswick SPA.

3. Comment

Removing the existing balcony, which faces West, and replacing it with a balcony facing South, will not negatively affect the house or immediate landscape. In addition, access onto this new balcony is not opposed. However, merging the existing dormer windows into one, more substantial dormer, with a timber clad double gable will greatly increase the visual impact of the property on the special designations listed above. The existing pantile roof is more recessive than the blue painted timber boarding proposed on the new double gable.

In order to provide enough headroom in the new ensuite and remodelled office, it is proposed that the ridgeline of both of these areas is raised to line through with the existing roof. To facilitate access into the new ensuite, the existing chimney will need to be removed. Dormer windows will also be replaced with standard windows in the newly heightened office walls. The raising of the ridge heights, removal of the chimney and heightened walls will all result in a considerably larger

mass of roofscape and overall building, making the building appear monolithic. Reducing the ridge heights of these extensions would make them appear recessive to the main house and reducing the height of the office roof would also allow the building to step down towards the rear boundary, giving the building 'breathing space' within its plot. Retaining some form of chimney would also help to punctuate the roof mass.

An LVA or LVIA should therefore be undertaken to address the impacts of the increased roof heights and gabled dormers.

The new French doors at Ground floor and revised entrance door are not objected to. However, the juxtaposition of glazed screens and coat cupboard might warrant reconsideration.

The house already has an integrated double garage, so the addition of a cart lodge which is also connected to the house seems to add unnecessary bulk. The proximity of this cart lodge to the Northern boundaries and large trees also raises concerns. Should this cartlodge design remain, the extent to which the property fills the site would be considered overdevelopment. Due to the size of the adjacent tree(s), root protection zones should be considered and an Arboricultural Impact Assessment submitted to support (or otherwise) the size and siting of this proposal.

Because the proposals ('project') could affect the SPA, SAC and Ramsar sites it sits adjacent to, a Habitats Regulations Assessment should be carried out by the local authority to test if the proposals could significantly harm the designated features of the European sites. If it is found that the proposal is not a plan or a project, then the duty to protect, conserve and restore European sites would still apply.

4. Summary

There are elements of the proposal that would affect long views across several significant designated sites. On this basis, it is recommended that the application is withdrawn, proposals amended and additional assessments undertaken, thus allowing for resubmission.

DC/24/3928/FUL

The Drift 1 Moorside Walberswick Southwold Suffolk IP18 6TE

"Installation of 2x Mitsubishi PUZ-WZ60VAA-BS Air Source Heat Pumps"

26.07.24

1. Opinion

In the opinion of the Parish Council the details provided are thorough, but the planning authority should satisfy themselves that the noise produced by the Air Source Heat Pump will not cause nuisance to neighbouring properties, and consequently on this basis the application should be **APPROVED**.

2. Description

The application proposes the installation of 2x Mitsubishi PUZ-WZ60VAA-BS Air Source Heat Pumps within the side garden on the West of the property.

3. Comment

The proximity of the Air Source Heat Pump to the boundary of Moorside Cottage means that noise produced by the unit has the potential to harm Residential Amenity (SCLP, 11.2). The PAG generally support the use of renewables, and information has been provided within the application regarding the number, size or dB output of the heat pumps, all be it some calculations have been made on assumptions.

4. Summary

The Air Source Heat Pumps are barely visible from the North Elevation at the front of the property, but the position of them facing West to the adjacent to Moorside cottage means that the Planning Authority should satisfy themselves that necessary the assessments have been undertaken fully and the impact of the scheme on Residential Amenity of Moorside Cottage considered, and consequently on this basis the application should be **APPROVED**.

Walberswick Parish Council Planning Response

DC/24/3942/FUL

Tower Cottage, Palmers Lane, Walberswick, Suffolk, IP18 6TQ.

“Demolition and clearance of existing timber framed thatched roof out building and garden shed. Erection of a new single-storey garden room, including a 1.8m covered deck on the front and right sides”.

06.12.24

1. Opinion

In the opinion of the Parish Council this application does not meet certain requirements of the East Suffolk Council Local Validation Guidance (May 2024) and should not be determined until the information detailed in Section 4 (below) has been provided.

2. Description

The application proposes the demolition of an attractive and modest open-fronted thatched timber summerhouse, and the construction of a replacement annexe on an enlarged footprint.

3. Comment

The information submitted is basic. The plans and elevations do not state orientation and lack a scale bar. The block plan does not accurately show neighbouring property in close proximity to the south boundary.

The materials proposed for the replacement structure represent a poor material match for the structure being demolished and the host dwelling. Referencing what exists would help a larger replacement structure integrate with its surroundings.

The block plan shows a hedgerow and tree in close proximity to the development site, but no information has been provided regarding species, heights or distance from the proposed structure. While the block plan shows the canopy of the tree this does not accord with what is evident on Google Earth where the canopy can be seen overhanging the existing summerhouse.

While screw pile foundations are proposed, which will minimise root disturbance, the laying of foul drainage to serve the proposed WC has the potential to impact the root area of the tree and hedge.

4. Summary

Section 2.6 of the East Suffolk Council Local Validation Guidance (May 2024) requires an Arboricultural Assessment, Tree Survey and Arboricultural Method Statement to be provided where trees or hedges on / overhanging the site could *“be impacted by the development (including excavations for drainage pipes etc)”*. Therefore, the application cannot be determined until this information has been supplied.

A block plan accurately depicting neighbouring property should also be submitted.

Finally, we request that any future consent for an annexe on this site should be conditioned to ensure the development is restricted for use in association with the host dwelling (Tower Cottage) only.