

Walberswick Parish Council comment on DC/26/2875/FUL Harbour House, Manor Close, Walberswick, Southwold, Suffolk, IP18 6UQ

Construction of two single storey garden rooms.

1.0 Opinion

The application can be **approved**, subject to the comments contained in section 3.0 below.

2.0 Description

The application is for the erection of two single storey garden rooms in the rear garden of Harbour House. Whilst both proposed buildings are single storey, they are of different designs, one having a pitched roof and the other a hipped roof. Both have a floor area of some 16.6m² and are a maximum of 3.35m high. One has a covered verandah type area incorporated into the design.

3.0 Comment

These buildings are:

- of a modest scale in relation to the house and garden
- constructed of materials suitable to the location
- stated to be *'entirely incidental to the main dwelling and would be retained as such in perpetuity'*.
- given their orientation and window layout they should not cause disturbance to the residential amenities of the adjacent dwellings.

Notwithstanding the applicant's stating they are incidental to the main house any permission given should be conditioned to that effect. They are described as 'garden rooms', but could be considered as annexes, and should be prevented from separate occupation or holiday let uses. East Suffolk Local Plan (2020) at policy SCLP5.13: Residential Annexes suggests the use of planning conditions to so restrict the use.

4.0 Summary

- These are relatively modest additional buildings to be located in the garden of Harbour House.
- The style, scale and materials are acceptable.
- They should be conditioned as incidental to the existing residential use.

Greyroof

The provision of a bin store for this property has already been approved in a separate application. In this new proposal the bin store is relocated on the property and there is the addition of a bike store.

The location is discrete and in less prominent position making these buildings less visible from the lane, reducing their impact.

The structures themselves are modest and well-designed, using appropriate materials and proportions that integrate effectively with the host property. Their appearance is functional, unobtrusive, and in keeping with the character of Millfield Road.

On this basis, the Parish Council considers that the proposal presents no planning harm and can recommend approval.

Walberswick Parish Council response to **DC/26/2527/FUL Orchard Piece**

Extension to existing garage

This application concerns extending an existing garage to a property that sits on the periphery of the village's Conservation Area and Article 4 designation. It is therefore appreciated by WPC that the applicants have considered the impact of changes to their property.

It is unclear from the Design Access Statement and Proposed Block Plan whether the extension is to the front or rear of the existing garage. Extension to rear may necessitate removal of hedging or shrubs. As this has not been detailed the Parish Council makes this comment on the assumption that the removal of hedging or shrubs is not necessary to facilitate the proposal.

The Parish Council consider the proposed changes modest and proportionate with minimal impact on the Conservation Area and supports its apparent aim to continue its original intended use as a garage. The Parish Council therefore recommend that this application is **approved**.

Walberswick Parish Council response to **DC/26/2542/FUL** The House on the Green, Leveretts Lane, IP18 6TT

Redecorate the front facade - Changing Colour

This application concerns the repainting of a property located within the Walberswick Conservation Area, and falls under the Article 4 Designation which removes permitted development rights. The property is prominently located to the west side of the village green and is identified within the Walberswick Conservation Area Appraisal as contributing positively.

It is proposed to repaint the existing render; the colour will change from the existing shade of white to a softer pale yellow tone called "Fresh Flour" which is sympathetic to the age of the property.

WPC appreciate the adherence to the article 4 requirements and consideration to the Conservation Area and believe that the proposed change will enhance the appearance of the property and will have beneficial impact on the Conservation Area.

Walberswick Parish Council response to DC/26/2348/FUL Greenways, The Green, Walberswick, Southwold, Suffolk, IP18 6TU

“Complete window and door replacement, changes to fenestration on rear elevation and change of colour to external render”.

1. Opinion

WPC support the principle of the changes proposed and is appreciative of the consideration given to the conservation area at the front of the property. If the same consideration was applied to the conservation area at the rear and the same leaded windows used then WPC would recommend it is **approved**. If the scheme remains unchanged then we would recommend it is **refused**.

2. Description

The application relates to new fenestration for the property and a change of colour to the windows and render.

The proposed works comprise:

- Complete window and door replacement, changes to fenestration on rear elevation and change of colour to external render.
- The new windows will have leaded lights in small squares in-keeping with other properties in the area (the existing windows at Greenways have diamond leaded panes).
- The garage door and front entrance door will remain in oak housed in oak frames.
- The remainder of the windows and doors will be in powder coated aluminium in hardwood frames and both the windows and frames will be finished in RAL 1019.
- The external render will be changed to an off-white RAL 9016.

It should be noted that Greenways is an unlisted building, but it falls within the Walberswick Conservation Area and occupies an important position on the village green. The Conservation Area Appraisal identifies Greenways as an unlisted building that contributes positively to the Conservation Area.

3. Comment

The Walberswick Conservation Area (in part) recently became the subject of an Article 4 Direction which removes permitted development rights that would otherwise allow for the replacement of windows within existing openings, using materials of a similar appearance to those used elsewhere, without requiring planning permission. Hence an application has been made for the works.

Given that Greenways is within the Conservation Area particular attention should be given to the content of Local Plan policy SCLP 11.5, and the following clauses are of relevance:

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

The comments below are made in the context of these requirements.

The RAL colours that have been specified are unobtrusive, and in this context are acceptable. This is especially so as the building is not listed. (Clause a) and b) above).

The change from diamond leaded lights to rectangular pattern is not harmful to the overall appearance of the building or it's setting in the Conservation Area. (Clause a) and b) above).

The applicants are proposing to change the front door for one with a smaller glazed area, but the pattern fits the style of the building. (Clause b) and c) above).

The windows to the east and south elevations (numbered W2, 3, 10, 11, 12, and 13) however are shown as having plain glass; the upper parts of these elevations are visible from the lane to the rear - Hidden Lane, which is also within the Conservation Area. There seems no real reason to erode character here - the existing windows are shown as leaded. It would be more appropriate if all new windows were to be leaded. It is interesting to note that the applicant quotes from the Pre-Application Advice (our underlining):

The Design and Access Statement notes that the proposal has been discussed informally with a Senior Design and Heritage Officer who noted that the preference from a Heritage point of view would be for any replacement windows to be leaded, as these are more appropriate to the style and age of the application property. However, a larger square pattern such as is present elsewhere on the Green is likely to be acceptable, subject to details.

In the light of this, a change should be sought here. (Reference clause 3 b) above).

4. Summary

- The works proposed for the front of the property **will not** have a detrimental impact on the Conservation Area.
- The work's proposed to the rear of the property **will** have a detrimental impact on the Conservation Area.

- The specific windows on the east and south elevations would preserve the character of the property and Conservation Area if they were leaded in line with the Pre-Application advice provided.
- The provisions of Policy SCLP 11.5 are not satisfied.

The Tuck Shop, The Street (DC/26/1830/FUL)

In principle the WPC supports a scheme to improve the appearance and increase the footprint (and therefore the long-term viability) of this valued community hub. However it is noted that Highways have requested additional information in the form of a Construction Management plan and revision to proposal to allow for 2m wide footpath adjacent. Once the additional information and revised scheme are submitted, WPC will review and make full response.