

Planning Advisory Group: report to Walberswick Parish Council

DC/22/1919/FUL and DC/22/1919/LBC

Cabin to replace derelict greenhouse. Replacement fence

1 Valley Farm, Ferry Road, Walberswick, Suffolk, IP18 6TN

27/06/2022

1. Opinion

In the opinion of the Planning Advisory Group this application should be **refused**.

2. Description

The application relates to the demolition of a greenhouse and the construction of a large timber building within the garden to the south of Valley Farm. Forming part of the application is a replacement chain link fence to the south east boundary.

Both Planning and Listed Building Consent have been applied for.

1 Valley Farm (along with its attached neighbour No.2) are Grade II listed and sit within close proximity to The Bell Inn and Bell Cottage (also Grade II listed). The site lies within the Walberswick Conservation Area, within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

An application (DC/20/2021/FUL) was granted consent during June 2020 for the siting of a Shepherd's Hut within the garden of 1 Valley Farm.

3. Comment

The greenhouse to be removed measures 2.5 x 1.9 (4.75m²). The proposed cabin measures 4.0 x 5.95 (23.8m²). This represents a 400% increase in floor area.

The Flood Risk Assessment supplied with the application is inadequate, and it fails to mention which flood zone the proposed site lies within. Use of the building is described in the Design and Access Statement (p1) as being: "a working and games environment" which do not seem compatible uses for a single building.

The Design and Access Statement attempts to assert that the proposed site is "arguably outside the curtilage of the house" (p1). This is incorrect. The proposed site forms part of the setting of the Grade II listed property, as clarified by the ESC

Conservation Officer comments relating to a previous application for the site (DC/20/2021/FUL).

The appearance of the proposed structure is not considered to reflect local context in anyway. It would not enhance the Conservation Area or the setting of a listed building. The scale of the structure is also inappropriately large.

The Heritage Statement does not satisfy NPPF criteria, and the impact of the proposed development on the setting of the listed building and Conservation Area has not been addressed.

Drawings and site plans have not been supplied to a recognised scale, and they lack material notes.

The application makes reference to the proximity of a Corkscrew Willow tree, but no reference to measures taken to protect the roots of this tree (and others) close to the development site.

The proposed fence is described as being 1.4m in height, but no reference is made to the height of the existing fence.

4. Policy background

The Suffolk Coastal Local Plan (2020) should be taken into account when assessing this application. The following policies from the Plan are not considered to have been satisfied by the application, for the reasons stated below:

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.

Comment: The proposed building does not demonstrate an understanding of local character and its large form does not relate well to its surroundings.

The proposed building would not preserve or enhance the character and appearance of the Conservation Area, or the setting of the Grade II listed properties in close proximity.

SCLP11.2: Residential Amenity

- a) Privacy/overlooking;
- b) Outlook;
- c) Access to daylight and sunlight;
- d) Noise and disturbance;
- e) The resulting physical relationship with other properties;
- f) Light spillage;

Comment: The proposed structure is shown located in close proximity to the garden boundary of No.2 Valley Farm, and close to a structure within that garden. It is therefore likely that the privacy of both units will be compromised, leading to noise and disturbance and a poor physical relationship between the two sites.

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.

Comment: A Heritage Impact Assessment, assessing the impact the scheme would have on the Conservation Area, Grade II listed building and the AONB has not been provided.

SCLP11.4: Listed Buildings

- a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance;

Comment: An understanding of the impact development would have on the setting of the Grade II listed property has not been demonstrated.

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

Comment: The proposals do not demonstrate a clear understanding of the significance of the Conservation Area, nor the impact the proposal would have on it.

The proposal would challenge the massing of Valley Farm.

The design is not considered to enhance the Conservation Area.

5. Conclusion

The proposal does not satisfy the relevant policies of the Suffolk Coastal Local Plan.

The submitted Flood Risk Assessment and the Heritage Statement do not satisfy the criteria of the NPPF.

In conclusion the proposal would cause harm to:

- The Walberswick Conservation Area (a designated heritage asset)
- The setting of No.1 and No.2 Valley Farm (a Grade II listed asset)