

Planning Advisory Group: report to Walberswick Parish Council

DC/21/2685/FUL

10 Manor Close Walberswick Suffolk IP18 6UQ

PROPOSED ALTERATIONS AND EXTENSIONS INCLUDING LOFT CONVERSION

29/06/2021

1. Opinion

In the opinion of the Planning Advisory Group this application would be detrimental to the character of Manor Close and should be **refused**.

2. Description

Manor Close was constructed in the 1970's and consists of 16 similar properties. One older house was integrated into the development.

This modern development displays good Architectural standards, and is a sympathetic addition to Walberswick. Strength is derived from an integrated design, which runs through all the properties. Collectively, a strong group value was established.

Despite a few alterations this original character remains intact.

Manor Close comprises family homes of a similar, modest, scale and design. Variations occur between the houses, but they all relay on an interplay of single and two storey dwellings, finished in clay pantile roof tiles, with timber and brick cladding.

The proposal comprises;

- A ground floor rear extension.
- Conversion of a double garage into living space.
- A 1st floor increase to the garage roof void, housing an additional bedroom and access stair, lit by a new dormer window.
- A 2nd floor conversion of the main roof void, housing 2 additional bedrooms, a bathroom, and stair access. The accommodation is lit by a front dormer window and three rear dormer windows.

The 4 bedroom house would become a 7 bedroom house and the floor area is increased by 65%.

3. Policy background

Three policies from the Local Plan are particularly relevant here; Policy SCLP 11.1 (Design Quality), Policy SCLP 5.7 (Infill and Garden Development) and Policy SCLP 11.2 (Residential Amenity),

SCLP 11.1 Design Quality

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

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

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

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

SCLP 5.7 Infill and Garden Development.

Clause a) states that the scale, design and materials should not result in harm to the street scene or character of the area.

Clause b) states that proposals should relate in scale and design to adjacent properties

SCLP 11.2 Residential Amenity

Clause a) states that privacy and overlooking should not be compromised.

Clause c) states that access to daylight and sunlight should be protected

Clause d) states that protection should be afforded against noise and disturbance.

4. Comment

The proposed alterations increase the scale of the property and would cause it to visually dominant the rest of Manor Close. The inclusion of a front dormer would create a 3 storey house, something which occurs nowhere else in the Close.

The street view of Manor Close is one of houses separated by open space or lower built forms, such garages. The proposal seeks to fill in those gaps and would result in a terraced appearance, in sharp contrast to the rest of the Close.

The increase to the total mass of the house would also be out of character. A seven bedroom house cannot integrate into this development of modest family homes.

The internal plan is somewhat confusing and contains a separate bedroom and access stair, with the possibility of isolating this accommodation from the main body of the house.

Inclusion of three, second floor rear dormer windows, would greatly increase the overlooking of the neighbouring rear gardens and rear elevations. Some vegetation interrupts this view, but it is still considered detrimental to those properties. In addition, the increase to a 7 bed property is likely to cause noise and disturbance to neighbouring houses and gardens.

10 Manor Close is already one of the larger properties of the group and has a relatively shallow rear garden measuring approximately 10 metres. Given the major visual impact of the proposal, and the constricted plot, it represents overdevelopment of the site.

Integral parking will be lost and the small frontage would have to accommodate surface parking for a seven bedroom house. Hard standing is likely to be extended and hedging removed.

5.0 Conclusion

The proposed works do not satisfy SCLP policy in that they are harmful and unsympathetic to the surrounding environment and neighbourhood amenity.

