

DC/24/0825/AME

Millside, The Street, Walberswick, Suffolk, IP18 6UE

“Non Material Amendment of DC/23/2450/FUL - Single storey rear extension, rebuild of side extension, new parking - Changes to proposed windows”

11.03.24

1. Opinion

In the opinion of the Planning Advisory Group the materials proposed by this application would not preserve or enhance the Conservation Area, and consequently the application should be **refused**.

2. Description

The non-material amendment application proposes the removal of existing white uPVC windows to the rear and side elevations, and the removal of aluminium inserts to the first floor oriel window to the front elevation. It is proposed to install “heritage style multi pane uPVC windows” and the timber front door (not depicted on the existing elevation) is to be replaced with a composite unit.

3. Comment

Planning application DC/23/2450/FUL was approved during September 2023, however the PAG / WPC raised concerns regarding the appropriateness of the specified materials as well as the lack of clarity relating to the existing windows and their retention.

Millside is considered to meet ESC criteria as a NDHA (non designated heritage asset), and is located within the Walberswick Conservation Area and the AONB.

The attached neighbour (Roofree) retains its original door and windows to the front elevation, and the house very clearly benefits from this (as does the Conservation Area).

At Millside the replacement of the original timber front door with a composite unit is not supported.

While the first floor oriel window has replacement aluminium inserts the window itself is original, but it is not clear what of the joinery is to be replaced. We do not support the use of uPVC inserts within the Conservation Area.

4. Summary

The detrimental impact of uPVC within the Walberswick Conservation Area is noted on p13 of the appraisal document and the need to avoid the use of this material is stated on p20, which is further repeated on p52 of the Walberswick Conservation Area Management Plan.

As the proposed material use will not preserve or enhance the character or appearance of the Conservation Area (SCLP 11.5 Conservation Areas, section b) the application should be **refused**.