

Walberswick Parish Council

Planning Consultation Response

Reference: DC/21/4076/FUL

Address: 1 Ivy Cottages, The Street Walberswick, IP18 6UX

Deadline: 30th September 2021

Considered at meeting:

Delegated Authority to Clerk and Chair.

Extension granted until: N/A

Extension granted by and date: N/A

Opinion of the Parish Council:

In the opinion of the Parish Council this application should be refused. This property has previously had an application for a garage extension refused.

The owners already had approval for a 30m by 30m Artist's studio and if both were to be approved then this small plot will be considerably overdeveloped.

Should approval be given ESC should impose a condition that were any garage conversion to take place then the building must remain ancillary to the main house. Any impact on the CA could be avoided were the existing garage doors retained, the existing space behind the gated screen developed as a courtyard and a window provided to look into this quiet and private space.

Description

No 1 Ivy Cottages is one of a pair of semi-detached mid-eighteenth century redbrick cottages situated towards the western end of Walberswick, just west of the Church of Saint Andrew on the south side of the road. It is at the entrance to the village, in a key relation to the church, within an AONB and is part of the Walberswick Conservation Area; indeed the Conservation Area Appraisal identifies it as being of local importance.

The proposal is to convert the existing garage into a bedroom and erect a single storied rear extension to the kitchen area.

Background

An earlier planning application for converting the garage was refused. Subsequently, in July 2020 a 36 sq metre double-roomed artists' studio in the back garden was approved. The artists have now sold the property. This means that extant for the site is potential living accommodation for possible future holiday letting which could also result in noise disturbance to the neighbours. It would become, in combination with the new bedroom proposed, an overdevelopment for this small cottage.

Further the proposed loss of the garage could lead to any additional visitors' cars all being on the forecourt or worse, result in on street parking in this sensitive area.

There is a fine visual balance of this attractive house with its garage. The proposed treatment of the fenestration does not enhance this appearance as is required in a Conservation Area.

Restrictions

We consider that ESC should impose a condition that were any garage conversion to take place then the building must remain ancillary to the main house.

Any impact on the CA could be avoided were the existing garage doors retained, the existing space behind the gated screen developed as a courtyard and a window provided to look into this quiet and private space.

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/21/4567/FUL
<u>Address:</u>	2 Manor Close, Walberswick, IP18 6UQ
<u>Deadline:</u>	4 th November 2021
<u>Considered at meeting:</u>	Delegated authority.
<u>Extension granted until:</u>	N/A
<u>Extension granted by and date:</u>	N/A

Opinion of the Parish Council:

In the opinion of the Parish Council **subject to** the bullet points in the comment and conclusion section of this report pertaining to the development remaining ancillary to the main dwelling have been satisfied, the application can be **approved**.

Description:

The proposed development site, within the garden to the east of No.2 Manor Close, is located outside the Walberswick Conservation Area.

The house is not locally or nationally listed. The proposal relates to the construction of a single storey garden building comprising sun room, WC, Music Room and Workshop.

The proposed structure will be clad with horizontal timber boarding, with a corrugated metal roof covering. The garden is described in the Design & Access Statement as being "approximately 900sqm in area" and the proposed building is given as having a "52 sqm internal floor area".

A fruit tree (T2) will be removed to accommodate the new building. The design, including the size and its position in relation to the distance from the boundary, has been revised following pre-application comments.

Comment and Conclusion

The materials and low-lying form of the proposal are considered to be appropriate.

While the proposed building is large, the garden associated with No.2 Manor Close is generous, and the structure would have no visual impact on the Conservation Area.

However, the following comments should be clarified and / or conditioned as part of any consent granted by the Local Authority:

- The proposed structure must remain ancillary to the use of the main house, to prevent it being sold off as a separate unit.
- The proposed use of the structure should remain as noted on the submitted plans.
- The use of the Music Room must not impact on the residential amenity of the neighbouring properties, and the playing / performing of music should be restricted to reasonable hours.

- The 8.1m high cherry tree within the neighbouring garden, close to the northern boundary of the development site, must not be disturbed or damaged by the foundations of the garden accommodation. Clarification regarding this, and the advice / comment of the ESC Tree Officer should be sought as part of the consultation process.

Please note, the above bullet points need to be addressed for the opinion section of this report to apply.

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/21/4531/FUL
<u>Address:</u>	Hedgeley, The Green, Walberswick, IP18 6TT
<u>Deadline:</u>	28 th October 2021
<u>Considered at meeting:</u>	Delegated authority
<u>Extension granted until:</u>	N/A
<u>Extension granted by and date:</u>	N/A

Opinion of the Parish Council:

In the opinion of the Parish Council this application should be **REFUSED**. The extension would be seen so clearly from the green and the proposed changes to car parking will degrade the conservation area, alongside significant overlooking and loss of visual amenity of a neighbouring property.

Description:

Hedgeley is a detached two storey house sitting to the south-east side of the Green which was formerly the Village Stores and Post Office.

It is of red brick construction with a pan tiled roof.

It sits in a key area of the Walberswick Conservation Area and is obliquely opposite the Parish Lantern which is a Grade 2 Listed Building.

Reason for refused and Policy Background

Although not specifically mentioned in the application the plans show that, at present, each floor comprises a separate dwelling with no connection between them and with each dwelling having a front door situated at the back of the building. The intention is to turn the building into one house by carrying out the proposals set out in bold type above, so that it would appear that a change of use is involved in the application.

Regardless of our recommendation for refusal, the proposal to reinstate the front door is to be welcomed as it would bring more life to the front of the building and to the street scene. It should be noted that the archive photograph included in the Design Statement shows small pane sash windows at first floor level. However a different type of glazing bar configuration has been chosen by applicant.

The following policies from the Local Plan are relevant to this application:

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. This development would be very visible in the middle of

the village.

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 11.2 Residential Amenity:

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

SCLP 11.3 Historic Environment: States that development should make a positive contribution to the historic environment.

The two-storey extension projecting from the rear of the existing house, with its flat roof and vertical timber boarding, can be seen clearly from the Green. Sitting within the Conservation Area and in relation to a Grade 2 listed building it is alien to the red brick and tiled existing building and does not comply with the above clauses.

For similar reasons the side and rear extensions also do not comply. Notwithstanding the claim to the contrary in the application, the photograph of Reedlings in the Design Statement shows clearly that every part of Reedlings would be seriously overlooked by the proposed balcony, affecting residential amenity.

There are no drawings of the proposed amendments to garage area but again this side of Hedgeley is visible to the public. The proposal to bring the parking to the front of the site would be a retrograde step and would downgrade the Conservation Area, particularly as no doubt bushes and trees would need removal to achieve this end.

The previous owners of Hedgeley made a photograph (left) available to the village of a bas relief of some antiquity which is built into the north wall where the extension is proposed. We consider that no work is started until a satisfactory future for this artefact is agreed.

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/21/4541/FUL
<u>Address:</u>	10 Manor Close, Walberswick, IP18 6UQ
<u>Deadline:</u>	26 th October 2021
<u>Considered at meeting:</u>	Delegated authority
<u>Extension granted until:</u>	N/A
<u>Extension granted by and date:</u>	N/A

Opinion of the Parish Council:

In the opinion of the Parish Council this application would be detrimental to the character of Manor Close and out of character with the street scene and the Amenity of neighbouring properties. In addition the plans for the room above the garage are still unclear given the lack a floor plan and leaves scope for additional planning and development in the future. Although a first floor dormer has been removed the front dormer and the potential for overlooking neighbouring properties remain. This application should be **refused**.

Description:

Manor Close was constructed in the 1970s and consists of 16 similar properties.

One older house was integrated into the development. This modern development displays a strong Architectural concept, and is a sympathetic addition to Walberswick.

Strength was 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 rely on an interplay of single and two storey dwellings, finished in clay pantile roof tiles, with timber and brick cladding.

A previous Application was submitted in June 2021 (DC/21/2685/FUL).

This proposal comprised;

- 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%. Following strong objections from the Parish Council, and neighbouring properties, the Application was withdrawn. Neighbour objections centred on overlooking issues and the intensity of occupation. It was stated that the property was advertised as a year round holiday let, and if the Application were approved it would have a potential for ten, or more, bed spaces within two independent occupancies.

The current Application has been revised to:

- Omit 3 second floor dormer windows, on the rear elevation, and replace them with 3 high level roof lights.
- Omit a first floor dormer window on the rear elevation The increase in the volume of the property remains the same as that incorporated in the Withdrawn Application.

The revised drawings indicate that the raised roof over the garage is not used as an annexe bedroom space, as no floor plans for this area are provided. However, the Design & Access report states: "The first floor bedsit/annexe will not be dominant as it has been designed to appear subservient to the main dwelling."

This would suggest a clear intention to use this volume as an annexe, and the inconsistency between the proposed drawings and the Design & Access Statement should be clarified and resolved.

The revised Application would comprise a 6 bedroom house with up to 8 bed spaces, whilst maintaining the potential for further expansion.

Policy Background

Two policies from the Local Plan are particularly relevant here;

Policy SCLP 11.1 (Design Quality), 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.

The proposals do not understand or complement the local character.

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

The proposals are in direct conflict with the scale and character of Manor Close.

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

Alteration to a 3 storey property, and the increased roof height over the existing garage, would be unique in Manor Close and highly detrimental.

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

The proposal is in direct conflict with the street scene of Manor Close.

SCLP 11.2 Residential Amenity

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

Whilst the rear 2nd floor roof lights are set at high level it is likely that rear gardens could still be overlooked.

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

The intensity of occupancy, and the potential for multiple occupancy, will be highly disturbing in this quiet cul-de-sac of modest family homes.

Comment

The current Application has been revised in an attempt to counter the strong objections concerning the overlooking of neighbouring properties.

Whilst removal of first and second floor, rear dormer windows may lessen that problem, it does not address the other serious concerns, previously raised.

The proposed alterations increase the scale of the property and would cause it to visually dominate 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 as 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 conflict with the Architectural design of Manor Close.

A six bedroom house cannot integrate into this development of modest family homes. The increase in the volume of the property would create a potential to further increase the number of bedrooms, at a later date.

The Design & Access statement refers to a first floor annexe housed in the additional roof space above the garage, but this is not shown on the drawings. This important inconsistency needs to be resolved. It is proposed to increase the hardstanding to accommodate 3 parking spaces.

The layout indicates 2 spaces, and a 3rd space would clearly restrict the useability of the other parking spaces. Garage spaces will be lost, and the proposed 3 spaces will have to serve an occupancy of up to 8 people.

Consequently on street parking will occur, which will obstruct the narrow carriageway. The intensity of occupation is out of character to the small surrounding family homes. Noise and disturbance would be inflicted on neighbouring houses and gardens.

On the basis that the proposed building is a replacement, located in an almost identical location to the existing; is slightly smaller; has no windows overlooking the neighbouring property, the Parish Council has no objection to the application.

Conclusion

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

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

Reference: DC/21/4657/FUL
Address: Seacroft, Millfield, Walberswick, IP18 6UD
Deadline: 3rd November 2021
Considered at meeting: Delegated authority
Extension granted until: N/A
Extension granted by and date: N/A

Opinion of the Parish Council:

In the opinion of the Parish this application can be **approved subject to the agreement of the East Suffolk Council Tree Officer's inspection.**

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/21/5112/FUL
<u>Address:</u>	Blinkers, Seven Acres Lane, Walberswick, IP18 6UL
<u>Deadline:</u>	10 th December 2021
<u>Considered at meeting:</u>	Delegated authority
<u>Extension granted until:</u>	N/A
<u>Extension granted by and date:</u>	N/A

Opinion of the Parish Council:

In the opinion of the Parish Council the proposed works represent overdevelopment and are detrimental to the Area of Outstanding Natural Beauty, the street scene of Seven Acres Lane, the amenity of neighbouring houses, and **should be refused**.

Furthermore, the huge scale of the development would impact severely on the visual amenity in the area being visible from footpath 11 of the definitive plan in the AONB and makes no attempt to integrate into the local scene. The design shows no empathy for the surrounding dwellings or the nature of the village

This would also set a precedent for similar developments in the area which could eventually destroy the character of the village.

Description

The site lies outside of the Walberswick Conservation Area, however it is located within the Suffolk Coasts & Heaths Area of Outstanding Natural Beauty (AONB), and the site is highly visible from the sensitive coastal landscape to the south and south east.

Seven Acres Lane is a quiet residential area, comprising modest to relatively large houses occupying sizeable plots.

The lane has a feeling of spaciousness and privacy, and generally houses conform to a limited palette of materials and are of restrained design.

The application seeks to demolish a relatively modest 1970s family home and replace this with a sizeable new house containing 5 bedrooms / 10 bed spaces with garaging for 3 cars, a detached gym / garden room outbuilding, swimming pool and terraced areas.

The proposed dwelling would have a footprint of approximately 445m²; the house plus garaging and gym / garden room would total 558m².

The area of the site being built on would equate to approximately 45% of the site, rising to 55% if the pool and terraced areas are taken into account.

Policy Background

Four policies from the Local Plan are particularly relevant here; Policy SCLP 10.3 (Environmental Quality), Policy SCLP10.4 (Landscape Quality), Policy SCLP 11.1 (Design Quality), and SCLP 11.2 (Residential Amenity).

The application has been assessed and it does not to meet the following policy:

SCLP 10.3 (Environmental Quality):

Clause e): Light pollution

Clause f): Noise pollution

The application would result in high levels of light and noise pollution resulting from the volume of the proposal, its ancillary structures and the abnormal amount of glazing and skylights.

SCLP 10.4 (Landscape Character):

Clause a): The special qualities and features of the area

Clause b): The visual relationship and environment around settlements and their landscape settings

Clause c): Distinctive landscape elements including but not limited to watercourses, commons, woodland, trees, hedgerows and field boundaries, and their function as ecological corridors

Clause d): Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features

The proposals do not respect or enhance the AONB, the existing visual and spatial characteristics of Seven Acres Lane, or views from the network of paths, river and dune walks or coastline

SCLP 11.2 (Residential Amenity):

Clause a) Privacy / overlooking

Clause b) Outlook

Clause c) Access to daylight and sunlight

Clause d) Noise and disturbance

Clause e) The resulting physical relationship with other properties

Clause f) Light spillage

Clause g) Air quality and other forms of pollution

Clause h) Safety and security

The bulk and volume of the proposal, and its sleeping capacity, combined with a detached garden room and swimming pool will result in overshadowing of neighbouring properties, a visual terracing effect, significant noise and disturbance, and impact on the outlook from neighbouring houses. The increased traffic flow (potentially 5+ cars) would have a negative impact on noise, air quality and the safety of those using the narrow unadopted single track access lane.

SCLP 11.1 Design Quality:

Clause b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through robust evidence, informed sources and site specific context and analysis

Clause c) Respond to local context and the form of surrounding buildings in relation to the following criteria:

- i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings
- ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings
- iii. the height and massing of developments should be well related to that of their surroundings
- iv. there should be a clear relationship between buildings and spaces and the wider street scene or townscape

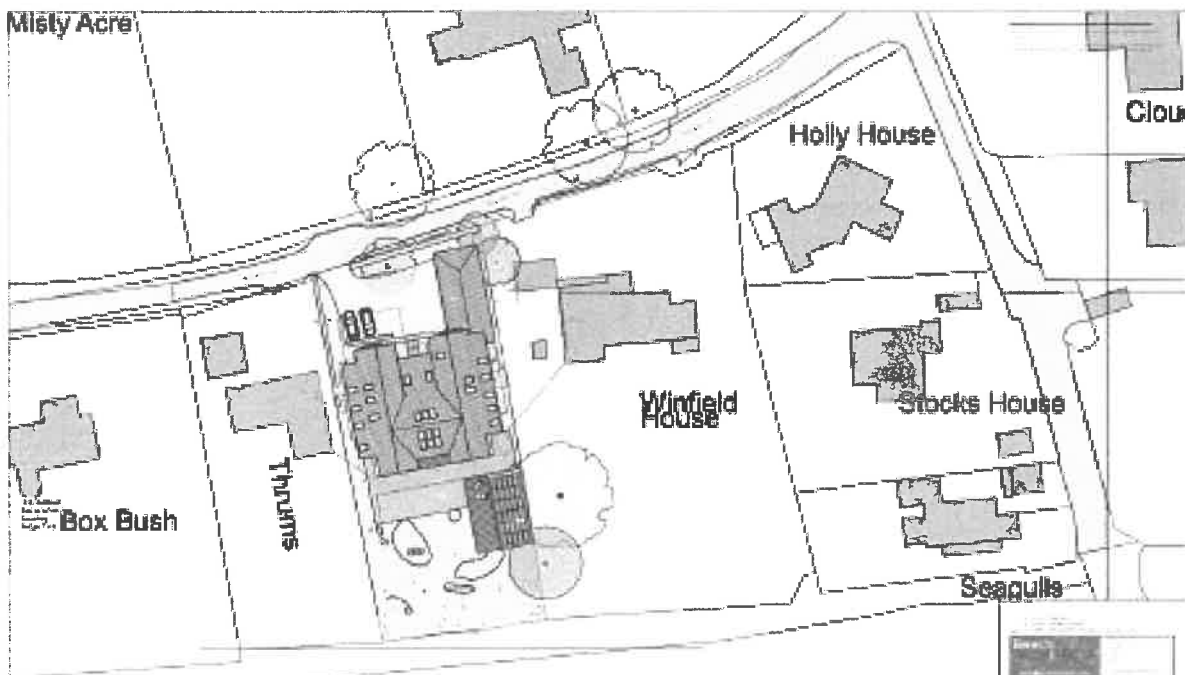
Clause d) Take account of any important landscape or topographical features and retain and / or enhance existing landscaping and natural and semi-natural features on the site

Clause e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development

Clause i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings

The proposed square plan dwelling, with paired gables to both the north and south elevations, makes no attempt to integrate with neighbouring properties, and the spatial qualities of the surroundings have not been understood. The proposal would not relate well, in terms of height and massing, to its neighbours and would represent a discordant tone in the street scene.

The existing landscape associated with the property will be affected by the size of the property, the ancillary structures and hard landscaping. Visually, the proposal would have an intrusive impact on immediate neighbouring properties and enjoyment of their landscape, as well as a negative impact on the wider environment.



Comment

The site of the proposed development is one of the smaller plots on Seven Acres Lane.

The proposed square plan house is disproportionately large, and does not conform to the existing spatial pattern of Seven Acres Lane.

This is clearly demonstrated by the proposed site plan submitted by the applicants: In proposing a square plan house, with twin gables to the north and south elevation, the design demonstrates a lack of understanding and empathy with its context; neighbouring houses generally lack gables, and ridges run east / west, parallel to the lane.

The proposal would occupy almost the full width of the plot, which is also uncharacteristic of the lane, and this would establish a terracing effect.

Approximately 80% of the length of the eastern boundary would also be developed, resulting in a cramped and over-developed character.

By advancing much further south into the garden, beyond the building line of neighbouring properties, the immediate landscape would be compromised and the risk of overlooking / overshadowing neighbouring houses is established.

The proposed pool, garden room and the significant areas of hard landscaping for outdoor seating has the potential to create considerable noise pollution and disturbance.

The mass of the house will be particularly noticeable from the footpath to the south east where the full width and depth will be apparent.

The extent of glazing to the four gables, coupled with 23 skylights, will result in significant light pollution in a prominent and sensitive location.

Conclusion

This proposal raises concern regarding over development.

The site exists in a particularly quiet part of the village, and the proposal would have a negative impact on the highly sensitive landscape to the south.

The extensive use of glazing coupled with the sheer volume of the house will result in light pollution and noise levels that will impact negatively on the residential amenity of neighbouring properties and wider views of the village from the south.

The design makes little attempt to reflect established forms or characteristics, nor would it enhance the immediate and wider setting of Seven Acres Lane or the AONB.

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

Reference: DC/21/4531/FUL
Address: Creek Cottage, The Green, Walberswick, IP18 6TX
Deadline: 10th December 2021
Considered at meeting: Delegated authority
Extension granted until: N/A
Extension granted by and date: N/A

Opinion of the Parish Council:

In the opinion of the Parish Council the application should be **ACCEPTED**.

Description

Creek Cottage sits within the Walberswick Conservation Area at the junction of Hidden Lane and the Track leading to Cliff Field Car Park.

It is a single storey dwelling with a bedroom in the roof space, which is timber framed, clad in painted softwood weatherboarding and has a clay tiled roof.

Built in the early 20th century, over the years has undergone several alterations including a single storey extension to the west elevation.

The proposed works include a reconfiguration internally, retaining the existing roof, adding two one-metre wide catslide dormer windows, removing a chimney and reconstructing this to the north elevation, all within the existing footprint of the building.

An earlier application which involved raising the roof was withdrawn.

Conclusion

Because the existing footprint and roof line have not been increased this application has a negligible effect on the Conservation Area.

CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick; Administrator for Planning Advisory Group.

Response Received

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/21/4541/FUL
<u>Address:</u>	10 Manor Close, Walberswick, IP18 6UQ
<u>Deadline:</u>	6 th December 2021
<u>Considered at meeting:</u>	Delegated authority
<u>Extension granted until:</u>	N/A
<u>Extension granted by and date:</u>	N/A

Opinion of the Parish Council:

While welcoming fact that the point previously made by the Parish Council regarding the ridge point in the garage has been addressed, there are still at least two much more major issues that are not addressed in this submission: the large dormer window and the loft conversion to form a third floor have not been addressed at all and therefore The Council recommends that the application as amended should be **REFUSED**

Background

- a) The original application was considered by the Parish Council in October and in summary they resolved to object to it on the grounds of over development of the property.
- b) The applicants have submitted amended plans to that original proposal which omits some of the bulk of the side extension roof, thus potentially reducing that aspect of the impact. However the other alterations remain (including the loft conversion) including a large dormer window on the Manor Close elevation.
- c) The impact of this dormer was one of the concerns expressed in the original comments in that it has a detrimental impact on the street scene, given the one and two storey properties adjacent.

Conclusion

For the reasons stated in the original Parish Council resolution in October, notwithstanding the amended plans, we consider the original grounds for objection are still valid.

In relation to policies SCLP 11.1 / 11.2:

- The proposals do not understand or complement the local character.
- The proposals are in direct conflict with the scale and character of Manor Close.
- Alteration to a 3 storey property, and the increased roof height over the existing garage, would be unique in Manor Close and highly detrimental.
- The proposal is in direct conflict with the street scene of Manor Close.
- Whilst the rear 2nd floor roof lights are set at high level it is likely that rear gardens could still be overlooked.
- The intensity of occupancy, and the potential for multiple occupancy, will be highly

disturbing in this quiet cul-de-sac of modest family homes.

**CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick;
Administrator for Planning Advisory Group.**

Response Received