

Walberswick Parish Council

Planning Consultation Response

<u>Reference:</u>	DC/22/4246/FUL
<u>Address:</u>	Admirals House, The Street, Walberswick, IP18 6UE
<u>Deadline:</u>	8 th December 2022
<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 application should be **REFUSED**. Specifically the impact of noise and the amenity of the neighbours, residents and visitors to the village due to the development being so close to the road. Light pollution is a particular concern due to again the location of the development and the impact on the 'dark sky' which is a very important part of the aesthetic of the village and surrounding area.

Should it be approved then the Parish Council strongly suggests that the location of the development be moved away from the roadside and located deeper within the plot.

Description:

Admiral House is two storied and set back on a generously sized site to the north of The Street, and just west of Millfield Road. It is in an AONB and lies within a group of unlisted houses which make a positive contribution to the Conservation area. Scaling from the drawing, the proposed swimming pool appears large - some 13 meters long (42 feet) and is hard up against the street boundary.

Impact

Experience shows that the users of swimming pools generate a great deal of noise. In addition to the disturbance this will cause to neighbours, being immediately next to the rather narrow street, the considerable number of residents and visitors walking along will also have their peace disturbed and will be distracted from their enjoyment of the Walberswick Conservation Area at this point.

Similarly because of the closeness of the pool to the road, the illumination of the pool could also cause substantial light pollution.

Summary and Opinion

As can be seen above, the proposal would not comply with ESC document 'Residential Amenity' 11.18 nor with policy SCLP11.2 items (d and (f, and should be refused.

Extract From Local Plan

Extract from Local Plan Residential Amenity 11.18

The planning system plays an important role in safeguarding the quality of life of residents of the area. New development of any type is required to be located and designed with regard to the amenity of both existing and future residents to avoid generating significant harmful effects. Harmful effects can include those arising from overlooking, loss of privacy, noise, dust and light pollution and overbearing development. Residential amenity can be affected by individual developments or, as a result of cumulative impacts. There is a need to consider impacts on the development as well as from the development.

Policy SCLP11.2: Residential Amenity

When considering the impact of development on residential amenity, the Council will have regard to the following:

- 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;
- g) Air quality and other forms of pollution; and
- h) Safety and security. Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity

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/22/4128/FUL
<u>Address:</u>	Byways, Stocks Lane, Walberswick, IP18 6UJ
<u>Deadline:</u>	23 rd November 2022
<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:

Walberswick Parish Council have concerns regarding this application, specifically:

- The proposal represents overdevelopment of the original plot.
- A significant portion of existing plots will be developed, creating a cramped form
- The two dwellings have very limited spacing between them which creates a ‘terraced’ effect when viewed from the north or south on Stocks Lane.
- If totally occupied there are some 18 bedspaces that could be occupied, which represents a significant increase over the current dwelling. The potential for disturbance to the residential amenity of neighbouring houses is high.
- The overdevelopment of the site is emphasized by the similar massing and form and bland material palate of both proposed dwellings.
- The loss of amenity to the neighbours is a big issue with serious overlooking to the houses across the street and next door and creating additional driveway.

and considers that the application **should be refused**.

Description

Byways is a red brick bungalow with dormer, on a larger corner plot at the junction of Stocks Lane and Seven Acre Lane. It is proposed to demolish this and replace it with two 2-storey dwellings (described as ‘passive house dwellings’) fronting on to Stocks Lane. (The southern unit is proposed to be accessed, as Byways is presently, from Seven Acre Lane). Plans show these to be dwellings of 4 and 5 bedrooms, with generous footprints and double garages.

Impact

- The proposal represents overdevelopment of the original plot. The division into two plots represents at least a doubling of the residential floorspace (179 to 465 sq m). Because there will be two dwellings with associated garaging and parking it results in a significant proportion of the plots created being developed creating a cramped form.
- The two dwellings have very limited spacing between them (approximately 2m to the boundary hedges) and is likely to create a ‘terraced’ effect when viewed from the north or south on Stocks Lane. (See submitted 3D visuals).

- If totally occupied there are some 18 bedspaces that could be utilised, which represents a significant increase over the current dwelling. The potential for disturbance to the residential amenity of neighbouring houses is high, especially given the close proximity of the dwellings to each other. This includes the extra vehicular traffic likely on Stocks Lane, a narrow unmade (shingle) track.
- The overdevelopment of the site is emphasized by the similar massing and form and material palate of both proposed dwellings. An urban or suburban prospect is presented, rather than the country lane character at present. Neighbouring dwellings (excluding those directly north) are individually designed, providing interest and variation.

Reference to the Local Plan

As can be seen from paragraph 3 above section, in the opinion of the Parish Council the proposal does not comply with the Suffolk Coastal Local Plan (2020) policies:

- SCLP 11.1 – Design Quality - c) i) ii) and iii), and e).
- SCLP11.2 - Residential Amenity – 1., 4. and 5.

and should be **refused**.

Addendum to the report

Appendix 1 - Extract from Suffolk Coastal Local Plan (2020)

Policy SCLP11.1: Design Quality

The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.

In so doing, permission will be granted where proposals:

- a. Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design;
- 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;
- 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; and

v. high quality materials appropriate to the local context should be used;

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

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

f. Take into account the need to promote public safety and deter crime and disorder through well lit neighbourhoods and development of public spaces that are overlooked;

g. Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;

h. Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm and avoid the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;

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

j. Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development; and

k. Utilise measures that support resource efficiency.

All major residential development proposals will be expected to perform positively when assessed against Building for Life 12 guidelines. Developments should seek to avoid red outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will be reviewed once built out and compared to initial BfL12 assessments.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

Policy SCLP11.2: Residential Amenity

When considering the impact of development on residential amenity, the Council will have regard to the following:

1. Privacy/overlooking;
2. Outlook;
3. Access to daylight and sunlight;
4. Noise and disturbance;
5. The resulting physical relationship with other properties;
6. Light spillage;
7. Air quality and other forms of pollution; and
8. Safety and security.

Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity.

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

Response Received