

# Planning Advisory Group: report to Walberswick Parish Council

DC/22/0327/FUL

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Sea Green Cottage, The Green, Walberswick, Suffolk, IP18 6TU

## ***Retrospective Application***

*To replace the existing, unsafe picket fence surrounding the roof terrace with a frameless, toughened glass screen. Low level and clear to the front and higher and opaque to the rear and side to address neighbours' privacy concerns.*

**07/03/2021**

### **1. Opinion**

In the opinion of the Planning Advisory Group this retrospective application would cause harm to the Conservation Area and should be **refused**.

### **2. Description**

Sea Green Cottage is a detached dwelling, built close to the road, with a single storey flat roofed element to the south west side, used as a roof terrace.

The parapet surrounding the roof terrace was, until recently, enclosed by a white picket fence. This has been replaced with a glass balustrade, with partly obscured glass to the side and rear.

Sea Green Cottage occupies a highly prominent location within the Conservation Area, to the east side of the village green.

### **3. Policy background**

Two policies from the Local Plan are particularly relevant here; Policy SCLP 11.1 (Design Quality) and Policy SCLP 11.5 (Conservation Areas).

#### **SCLP 11.1 Design Quality**

Clause b), 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.

*It is felt that the introduction of the glass balustrade is an inappropriate choice of material for the property, streetscape and for a highly visible location within the Conservation Area.*

*It is considered that the glass balustrade impacts negatively on the village green, an important green space as identified within the Walberswick Conservation Area Appraisal.*

### **Policy SCLP 11.5 Conservation Areas**

Clause c), states that proposals should be of an appropriate design, scale, form and height, massing and position.

*It is felt that the use of glass for balustrading is not 'appropriate design' and the prominent position of the balustrade is detrimental to the Conservation Area.*

*The areas of frosted glass mean that the balustrade appears solid in places, which increases the perceived mass of the item.*

## **4.0 Comment and Conclusion**

The use of a glass balustrade is an inappropriate material choice, and one that does not exist to the principal street facing elevations of other properties within the Conservation Area.