

Planning Advisory Group: report to Walberswick Parish Council

DC/20/4958/FUL

Windmill Cottage, Millfield Road, Walberswick, IP18 6UD

TO FORM OAK FRAMED CARPORT AND ENTRANCE GATE WITH PANTILE ROOFS. TO FORM NEW FRONT BOUNDARY WALL WITH WILLOW FENCE TOP WITH NEW HEDGE PLANTED BEHIND

03/01/2021

1. Opinion

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

2. Description

Windmill Cottage was constructed in the early 20th Century. During the last 20 years it has been subject to extensive alteration and extension and these works are currently ongoing.

This application concerns the construction of a car port, front boundary wall and covered entrance gate. These features would be placed on, or extend to, the front boundary line of the property.

The carport would comprise an oak framed structure supporting a pantile roof. The materials would match previous, and ongoing alterations to the main house.

The front boundary wall would be brick built, to a height of approximately 500mm. and capped by a willow fence of equal height.

The entrance gate is covered by a pantile roof, approximately one metre deep, and supported by an oak framed structure. Again, materials would match those used on the main house.

3.0 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

The proposals do not satisfy clause b). The clause states that proposals should complement local character.

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

Clause d) states that proposals should take into account important landscape features and retain and/or enhance existing landscaping and natural and semi-natural features on the site.

Clause d)i states that hard and soft landscaping should aid the integration of the development into the surroundings.”

Policy 11.5 Conservation Areas

Clause d) identifies the importance of retaining boundary treatments.

The Walberswick Conservation Area Appraisal (2013) states:

“The road has groups of mature trees interspersed within private gardens and established hedges to front boundaries Grass verges abut either side of the carriageway and these greatly soften the appearance of the road.”

4.0 Comment

Windmill Cottage is located in the Millfield Road, a thoroughfare containing several of the most important Arts & Crafts houses in Walberswick.

The Applicant sought to incorporate sympathetic building materials and detail design. Similar low walling and fencing does exist in Millfield Road.

However, the proposal seeks to introduce tall, built structures, extending to the front boundary line of the property. This does not occur elsewhere in Millfield Road. A degree of urban character would be created, in an area characterised by open landscaped verges.

Carports are features not commonly found in the Conservation Area and would be out of character with this important thoroughfare.

The proposed carport would also protrude in front of the general building line and also obstruct views of Millfield Road, when seen from the frontage of Bittern House and other properties to the South.

A mature and substantial tree is located immediately adjacent to the Carport. Details are not included in the Application documents. Existing vegetation would be in contact with the proposed roof. Severe and asymmetric pruning would be required and foundation work could damage the root system, endangering the survival of the tree.

The house frontage has limited space to accommodate site traffic and any construction would severely obstruct Millfield Road. This is important in view of the very limited turning circle for Fire Brigade and bin lorry access

5.0 Conclusion

The proposed works do not satisfy policy SCLP11.1 in that they are unsympathetic and harmful, to the surrounding environment. Nor do they comply with Policy SCLP11.5, which seeks to retain boundary treatments.

The proposed works are also in conflict with the Walberswick Conservation Area Appraisal, which specifically identifies the open verge treatment as contributing greatly to the appearance of this important thoroughfare.

The proposal conflicts with the above mentioned policies and would prove harmful to the important, and historic, character of Millfield Road.

Two members of the Group declared an interest in the application and did not participate in the review.