

WALBERSWICK PARISH COUNCIL

CLERK: Rebecca Whiting

Webpage: <http://walberswick.onesuffolk.net/parish-council/>
e-mail: pc@walberswick.suffolk.gov.uk
Post: Heritage Hut, The Green, Walberswick Suffolk IP18 6TT

Appendix 1: PAG Notes Re Planning Application no. DC/14/424/FUL

Planning Application ref DC/14/4241/FUL

Mallards and Mirna, Manor Close, Walberswick IP18 6UQ

23.01.2015

1 Mallards and Mirna are two adjoining bungalows located on the northern boundary of the village envelope next to the prominent house, Sandy Lodge, and accessed by an extension of Manor Close. The site, which lies outside the Conservation Area, slopes noticeably down to the eastern boundary where there are some well developed trees. The elevated, embanked northern boundary follows the line of Sandy Lane and forms an important edge to the village, widely visible from Southwold and the riverside walks.

2 The application is to demolish both of the existing dwellings and replace them with two larger two-storey houses, one, Mallards, containing four bedrooms and a study at first floor, the other, Mirna, containing three bedrooms at first floor and a fourth bedroom at ground floor. In addition, it is proposed to construct a new two storey house, to be named Whimbrels, in the gardens of the existing properties. This will also contain four bedrooms at first floor, partly within roof space. Vehicular access to the house will be taken across the garden.

Observations:

3 The replacement of the modest and appropriately scaled bungalow, Mallards, with a substantial and obtrusive two storey house, sited close to the northern boundary, will have a detrimental effect on the wooded panorama of Walberswick as viewed from Southwold and the riverside paths, particularly when seen in conjunction with the already conspicuous Sandy Lodge.

4 Similarly, the height and mass resulting from the redevelopment Mallards and the construction of new house, Wimbrells, by their proximity to Sandy Lane, will undermine the secluded, rural character of this path.

5 The scattered layout of the development results in arbitrary relationships both between the three proposed houses and between each individual house and its garden and would destroy the open character of the site. The intention of building the third, large house, Whimbrels, can be achieved only at the expense of a considerable increase in the proportion of the site given over to road access and hardstanding.

6 The Design, Access and Planning Statement claims inspiration from the Walberswick architect Frank Jennings (houses in Leveretts Lane, Millfield Road etc) and the Arts and Crafts movement generally. No evidence has been provided to support this assertion: the proposed design of the three houses as presented in the application is fussy and undistinguished.

7 It is not clear how many trees will be lost in the development. The information provided by Aboricultural Impact Assessment is not specific and relates to an earlier application with the

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dwelling sited differently. The new tree and hedge planting indicated along the northern boundary lies outside the site and will require the agreement of the adjoining landowner, WCLC.

8 In the opinion of the Planning Advisory Group, the proposal does not adequately meet the objectives of policies DM21 and DM23 of the Local Plan. Specifically, with reference to the following criteria of DM21:

- a) the proposals do not relate well to the scale and character of their surroundings in terms of their siting, height, massing and form
- e) the layout does not incorporate or protect existing features of the landscape nor does it add amenity value
- f) Insufficient attention has been given to the form, scale, use and design of the spaces between buildings and also to the boundary treatment of the site - of particular significance here in view of its highly visible location at the edge of the village

In relation to criterion e) of DM23, the physical relationship with other properties is poor.

The Group considers that the proposed development would have a negative impact on this important and exposed site, which would be detrimental to the character of the village.