

Planning Advisory Group

Report to Walberswick Parish Council meeting dated 14 October 2019

Longshore, The Street

Proposed extension to north and south of existing detached single family dwelling

DC/19/3618/FUL

1 OPINION

The Planning Advisory Group considers that the extensions proposed in this application are not appropriate to the particular existing building and should be rejected.

2 DESCRIPTION

Longshore is, in essence, a single storey house of timber framed construction, having 2 double bedrooms and a box room in its roof space which are lit by dormers. It is well set back to the north of the unmade-up road leading to the Cliff Car Park. It lies within a large garden.

The proposal is to enlarge the house to provide five double bedrooms by adding a gabled roof of the same height as that of the present building and at right angles to the present ridgeline (in the form of a transept).

3 COMMENT AND BACKGROUND

The property is not listed but PAG considers that it is potentially a non-designated heritage asset. This category is appropriate for the following reasons (under those taken from East Suffolk's criteria).

(i) Because of its history and (ii) its historical association.

Originally it was a barn which the architect Frank Jennings dismantled and reconstructed as a theatre and cinema in the garden of Valley Farm (shown on the right of the photograph immediately below).



In the 1930's Valley Farm was owned by the playwright Ronald Jeans. He produced his own stage-works in the building, as well as screening films for the local villagers. This all proved very popular and continued to be so throughout WW2, particularly with troops billeted in the area. After the war, Ronald's daughter had the cinema dismantled and re-erected in an adjacent field in the form of the present house. She chose Ernst Freud as her architect. Ernst himself lived in Waberswick for a time in a house which he had also, 'a la Jennings' reconstructed from a barn.

(iii) Because of its intrinsic design value.

It is derived from an ancient barn and this reusing of older building forms is a feature of Walberswick, particularly in the work of Frank Jennings and Ernst Freud.

(iv) It is in a Conservation Area and sits on the edge of an Area of Outstanding Natural Beauty. (See photograph below)



4 DM21

East Suffolk Policy DM21 states *(d) in order for extensions to existing buildings to be acceptable, particularly on those that are considered to be architecturally and historically important (including vernacular architecture) and those located in sensitive locations, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site.*

The existing building of Longshore is architecturally and historically important and is in a sensitive location and, at the moment, clearly displays the original barn shape. Far from being 'recessive', the proposed roof extension has the same bulk as the existing house, and would seriously compromise its character were it to be built. The PAG considers that the bulky nature of the proposal in relation to the existing modest and historically important house would be in contradiction of this policy.

Other factors are (a) that the property is sited close the listed Bell Inn and Valley Farm and would have a negative effect on them. (b) it is very close to the Bell Beer-Garden and would overshadow this and restrict its sunlight (c) it is proposed to demolish the existing chimney which is an attractive feature of the house.