

Planning Advisory Group: report to Walberswick Parish Council

DC/21/3110/FUL

Mulberry House, Millfield Road, Walberswick, IP18 6UD

PROPOSED ANNEXE ACCOMMODATION AND MINOR ALTERATIONS.

13/07/2021

1. Opinion

In the opinion of the Planning Advisory Group the proposed alterations to the Main House are minor, however, the proposed demolition, rebuilding and extension of the existing double garage is detrimental to Millfield Road and the Conservation Area, and should be **refused**.

2. Description

Millfield Road was originally developed by Frank Jennings and contains several of the most important Arts & Crafts dwellings in Walberswick. Their significance is recognised by classification as Non Designated Heritage Assets (NDHA).

The Arts & Craft style of Mulberry House, although not classified NDHA, contributes to the overall appearance of this important thoroughfare.

Mulberry House was originally designed by the recognised Architect, T.G. Davidson, and construction started in the early 1900's. Despite extensive alteration, and extension, much of the original design ethos still remains.

In 2002 planning approval was granted for a double garage. The garage protrudes forward of the main house and has a substantial impact on Millfield Road.

In 2006 approval was granted for, "*Conversion of garage and alterations (including addition of new dormer window) to provide playroom/guest suite*".

The current proposal seeks to demolish the double garage, rebuild, and extend to the rear. The resulting building would increase the existing footprint by approximately 100%. The proposed rear extension would have a lower profile.

3. Policy background

Five policies from the Local Plan are particularly relevant here; Policy SCLP 11.5 (Conservation Areas), SCLP 11.3 (Historic Environments), Policy SCLP 11.1 (Design Quality), and Policy SCLP 11.2 (Residential Amenity). SCLP 5.7 (Infill development). The Walberswick Conservation Area Appraisal (Dec 2013) is also relevant.

SCLP 11.5 Conservation Areas

Clause b). States that proposals should preserve or enhance the character and appearance of the Conservation Area.

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

Clause d) states, retain features important to the settlement form and pattern.

SCLP 11.3 Historic Environment

States that development should make a positive contribution to the historic environment.

SCLP 11.1 Design Quality

Clause b). The clause 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.

SCLP 11.2 Residential Amenity

Clause a) states that privacy and overlooking should not be compromised.

Clause c) states that access to daylight and sunlight should be protected

Clause d) states that protection should be afforded against noise and disturbance

SCLP 5.7 Infill and Garden Development.

Clause a) states that the scale, design and materials should not result in harm to the street scene or character of the area.

Clause b) states that proposals should relate in scale and design to adjacent properties.

The Walberswick Conservation Area Appraisal (Dec 2013) states the need to enhance and protect Conservation Areas.

4. Comment

Mulberry House is a substantial property, containing a range of accommodation, and sited on a large plot. Nevertheless, it is proposed to construct an independent two bedroom property.

The existing double garage has a major visual impact on the main house. It is also highly visible when viewed from Millfield Road. However, this garage is in support, and secondary to, the main house. This helps understand the relationship between the two built forms.

Conversion and extension into living accommodation would create an uncomfortable and confusing relationship. The two built forms would compete and it would appear as two dwellings on the single plot.

Previous Approvals have allowed some domestication of the garage elevations. However, it is now proposed to double the size of the built form, adding to the visual impact and the appearance of a second dwelling.

The proposed works are in close proximity to the boundary with Windmill Cottage. If constructed, they would further enclose this boundary and the change of use would increase noise and light pollution. It is also proposed to remove vegetation, thereby increasing the impact of past and proposed construction. Collectively, these alterations would adversely affect the amenity value of Windmill Cottage.

Due to the substantial plot size, it is understood that an ancillary building could be accommodated, but the location should be more sympathetic to Millfield Road, neighbouring properties and the Conservation Area. However, any additional structure on the site must be conditioned so that the use remains ancillary to the main house, and not be a separate dwelling.

5.0 Conclusion

The proposed works do not satisfy SCLP policy in that they are harmful and unsympathetic to the surrounding environment and neighbourhood amenity.

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