

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/20/1573/FUL

Alterations and Extension of Saltlick, Leveretts Lane IP18 6TS

### 1 Opinion

In the opinion of the Planning Advisory Group the application does not comply with the requirements of policy DM21 and does not preserve or enhance the Conservation Area and should be refused.

### 2 Description

2.1 Saltlick is one of a group of large detached houses developed along Leveretts Lane in association with the Walberswick architect Frank Jennings. Each house is individually designed within a broad Arts and Crafts derived aesthetic. The houses are widely spaced and raised above the lane to give extensive views to the north of Robinsons Marsh and Southwold. To the south the large garden merges with others to create a green 'lung' in the centre of the village. The open and spacious character of the development is well described in the Conservation Area Appraisal.

2.2 Now recorded as a non-designated heritage asset, Saltlick has been altered over time, to the detriment of the original design. This application aims to restore the condition and appearance of the house, to re-organise the entrance circulation and to convert the attic to provide additional bedrooms. New or enlarged window openings will be formed to improve natural lighting.

2.3 In addition to the proposed restoration, the intention is to construct a new wing of accommodation extending eastwards, parallel to Leveretts Lane. The wing will provide a large boot room, a kitchen and dining area and a family space with a mezzanine gallery above, looking towards the harbour. Relocating the kitchen will free space within the house to create a new and more visible entrance.

The new wing will be lit by three conspicuous roof lights, raised above the single storey roofline at different angles by truncated pyramidal forms clad in cedar shingles. The intention is to capture the maximum amount of sunlight throughout the year to offset the overshadowing of the site caused by the existing house

### 3 Comment

3.1 The renovation of the existing house has been carefully and comprehensively considered. The historical context appears well researched without inhibiting the introduction of beneficial changes, including the revised entrance arrangements and changes in the fenestration to improve natural light and views. The proposed attic dormers would be better replaced by conservation roof lights to maintain the integrity of the roof plane. Otherwise these proposals are welcomed.

3.2 The design of the new wing is subject to planning policy DM21 regarding extensions to buildings of architectural and historic value. The general recommendation is for recessive design to ensure the original building remains the dominant element of the composition. In the opinion of PAG what is proposed here is the opposite – the design is assertive in the form and scale of the roof lights and dominant in relation to the existing house. The effect is illustrated by the drawings of the north and west elevations. The corner junction with the existing house also appears awkward and unresolved

3.3 The siting of the new wing will have a significant impact on views from Leveretts Lane and the Conservation Area. Placed on the raised bank close to the road and oriented inwardly to the garden of Saltlick, the wing presents a long wall to the lane, rising in height from 4.5M above road level to 8.5M at the apex of the largest roof light. The effect is to undermine the green and open settings characteristic of this edge of the Conservation Area.

3.4 The application includes a photograph of a driveway constructed across the rear garden from the back lane. This is not shown on the proposed site plan. The information should be provided together with an indication of the arrangements for vehicle parking.

3.4 The extensive areas of glazing required for the three roof lights will cause significant light pollution in the vicinity.

#### 4 Conclusion

4.1 The proposed renovation of the house is to be welcomed.

4.2 The construction of the east wing is problematic both in its siting and its form and should be reconsidered. In making this observation, PAG is not registering an objection to a 'modern' architectural solution to the site.

