

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC14/3916/FUL
Planning Appeal ref APP/J3530/W/3006372
Spindrift, Lodge Road, Walberswick IP18 6UF

19.05.2015

Introduction

1 Spindrift is a semi-detached house on the north side of Lodge Road, close to the western boundary of the village envelope. It is joined to the house Illunga of which it was formerly a part before the site was subdivided. The site lies outside the Conservation Area.

The planning application to demolish the two garages attached to Spindrift, subdivide the plot and build a detached two storey house in replacement, was refused permission by Suffolk Coastal District Council (SCDC) on 27.10.2015. SCDC considered 'the cramped nature of the development, and its impact on the character and appearance of the street scene' would outweigh any benefit from the proposal. The applicant has appealed the decision and the application will now be determined by the Secretary of State.

Letters of objection were submitted at the time by three local residents citing amongst other matters, loss of privacy, loss of light and the dominating and overbearing character of the proposal.

Walberswick Parish Council submitted the following comments which continue to represent the views of councillors.

Comment

2 The design and access statement claims the site is suitable for infill development but otherwise offers no explanation or justification of the proposal.

3 The proposed house will occupy the entire frontage of the new plot except for two narrow and rather mean gaps along the boundaries. The massing on the eastern boundary, adjoining the 1½ storey house Salt Marshes, is obtrusive. Although there are no windows on this elevation, there will be some oblique overlooking of the neighbouring garden at the rear of Spindrift from the north elevation.

4 Seen from most angles, the relationship of the new house with Spindrift and Illunga will suggest a continuous wall of development, at odds with the general of Lodge Road, which comprises detached houses surrounded by gardens, and inappropriate for this edge of the village. The drawings of the proposed elevations do not show the new house within this context.

5 The demolition of the two garages, the provision of hard standing for Spindrift, the additional spaces required for the new dwelling and the area necessary for manoeuvring (surely greater than shown on the site plan) will result in the frontages being dominated by car parking.

6 In the opinion of the Parish Council, the proposal constitutes over development of the site which will have a negative impact on its surroundings and is in conflict with the objectives of the Local Plan. Policy DM21 states that 'proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted'. In addition, policy DM23 states that 'When considering the impact of new development on residential amenity, the Council will have regard [amongst other matters] to the resulting physical relationship with other properties...'

On this basis, the Parish Council considers the proposal is not acceptable.