

Planning Advisory Group: report to Walberswick Parish Council

DC/22/2417/FUL

“Change from wooden slated fence to cobble wall. To replace old gate with new but same design - five bar & side gate in oak. Velux in roof to allow light. The window would be in the landing area of the upstairs”.

The Thatched Cottage, The Street, Walberswick, Southwold, Suffolk, IP18 6UE

01/08/2022

1. Opinion

In the opinion of the Planning Advisory Group this application should be **withdrawn** and the information detailed in Section 4 (below) supplied.

Should no additional information be supplied then the application should be refused.

2. Description

This application comprises of two parts; 1) the removal of a section of close-boarded entrance boundary fence and replacement with a brick and cobble wall and, 2) the insertion of a Velux rooflight within the west facing thatched roof pitch.

The site lies within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The Thatched Cottage is identified within the Conservation Area Appraisal document as contributing positively.

3. Comment

No objection is raised to the insertion of a Velux rooflight.

However, the drawing submitted for the wall and gates lacks basic information which is necessary to understand and assess the quality and impact of what is being proposed.

The Suffolk Coastal Local Plan (2020) should be taken into account when assessing this application. The following policies from the Plan are relevant and not satisfied by the application, for the reasons stated below:

SCLP 11.1 Design Quality

- b), states that proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character.
- c) i, states that the overall scale and character should clearly demonstrate consideration of its surroundings.
- c) iii, states that the height and massing of developments should relate to their surroundings.
- c) iv, states that proposals should demonstrate a clear relationship between buildings and spaces and the wider street scene or townscape.

Comment: The elevation drawing of the wall / gates, submitted as part of the application, does not contain the information required to assess the Design Quality of the proposal.

SCLP11.3: Historic Environment

All development proposals which have the potential to impact on heritage assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.

Comment: This proposal has the potential to impact on a designated heritage asset (the Walberswick Conservation Area) and consequently an assessment of impact should be provided by the applicant.

SCLP11.5: Conservation Areas

Proposals for development within a Conservation Area should:

- a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;
- b) Preserve or enhance the character or appearance of the conservation area;
- c) Be of an appropriate design, scale, form, height, massing and position;
- d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and
- e) Use high quality materials and methods of construction which complement the character of the area.

Comment: The drawing submitted as part of the application does not contain the information required to assess whether the proposal would preserve or enhance the appearance of the Conservation Area. The lack of information regarding materials, brick bonding, mortar or a plan of the walls means it is not possible to determine whether the proposal satisfies the criteria outlined above.

4. Conclusion

The information supplied does not assess the impact the proposed development would have on a designated heritage asset (the Walberswick Conservation Area), and what has been supplied is not sufficiently detailed to allow assessment regarding whether it would 'preserve or enhance' the Conservation Area.

A fully dimensioned drawing showing a plan and elevation of the wall / gate arrangement, detailing brick bonding, brick types, mortar type and drawn to scale is required before the impact the proposal would have on the Conservation Area and property can be understood.