

**DC/25/0529/FUL**

**2 Manor Close Walberswick Southwold Suffolk IP18 6UQ**

*“To build a single-storey extension to north side; single-storey extension to south side; exterior insulation and horizontal timber cladding all round”.*

**01 March 2025**

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**1. Opinion**

In the opinion of PAG this application **can be approved, subject to the amendments** detailed in section 3 of this report, **and with the suggested condition.**

**2. Description**

Manor Close was constructed in the 1970s and consists of 16 similar properties. One older house was integrated into the development. The close does not sit within the Walberswick Conservation Area but is within the Suffolk Coast and Heaths AONB.

This modern development displays a strong architectural concept and is a sympathetic addition to Walberswick. Strength was derived from an integrated design, which runs through all the properties. Collectively, a strong group value was established. Despite a few alterations this original character remains intact.

Manor Close comprises family homes of a similar, modest, scale and design. Variations occur between the houses, but they all rely on an interplay of single and two storey dwellings, finished in clay pantile roof tiles, with timber and brick cladding.

This application seeks to:

- Extend the existing utility space to the north, including a change of roof style.
- Extension to the porch by addition of a canopy.
- A new extension to the south of the property linking the garage and the house.
- Conversion of the existing garage to house a flow pool.
- The existing garage roof is to be altered to include a lantern feature and roof lights.
- The garage door is to be removed, horizontal boarding added in the space remaining. High level windows are introduced front and rear of the garage.
- Entire property above DPC to be clad in horizontal natural timber.

**3. Comment**

As noted above the houses forming Manor Close comprise many common elements, but in a variety of different ways. Red brick, clay pantiles, render and black cladding

all feature. The biggest visual change for this proposal will be the addition of natural horizontal timber cladding, replacing part black cladding, part brick. The use of this material, which will age naturally, although used elsewhere in Walberswick, will dilute the continuity of the design features of Manor Close. If cladding is required for insulation purposes, we would welcome a change from natural timber to black timber to reflect the established character and context.

The extensions, whilst adding significantly to the ground floor area, and filling space to the north and south of the house, will not appear overly prominent in the street scene due to the positioning of the house further back from the road behind a mature hedge. In this location, with the proposed materials, they raise no significant objections.

The loss of the garage for parking purposes is not objectionable given that the applicants mention adequate alternative car parking is available elsewhere on-site for the size of property. However, the changes to the visual appearance of the garage are of more concern. The loss of an obvious garage door (it has effectively been 'incorporated' into the house structure through the continued horizontal timber cladding now proposed), is unsatisfactory. This is compounded by the proposed addition of high-level glazing across the space that was the garage door. An amendment should be sought to remove the glazing and adopt a design which presents a (false) garage door to the public realm.

The proposed addition of a glass lantern and rooflights to the garage roof is also unwelcome. The vast majority of detached garages in Manor Close are of an identical design to that at No 2. Therefore, the lantern feature is alien to the area and visually intrusive, especially so when illuminated. The design should be revised to remove these features and revert to the original pan-tiled roof design.

Whilst the current proposal for the garage area and extension linking to the house indicates flow pool, storage and sauna uses, the space created is sufficient in size to be used for additional self-contained residential accommodation. It would be prudent to stipulate by condition that the new space should not be used separately from the main house.

#### **4. Summary**

The application proposes changes to a house in Manor Close. These houses have many shared design features which add to a harmonious overall situation. Some of the changes at No 2 (such as the new cladding) will be visually prominent, but subject to colour, acceptable. However, changes to the currently detached garage (which is to be linked to the main house) are detrimental to the coherence of the wider Manor Close. Amendments should be sought to:

- keep the clear 'appearance' of a garage door;
- omit high level glazing (in the garage door space) on the northern elevation;
- omit the glazed lantern feature;
- substitute the horizontal natural timber cladding with black painted horizontal timber cladding.
- Include a condition to prevent separate occupation of the newly formed space from the main house.