

## Item 7:

DC/22/0665/FUL

Construction of replacement dwelling following demolition of existing.

29D Quilter Road, Felixstowe, Suffolk, IP11 7JJ



## Trigger to committee

The application is presented to the planning committee following the referral panel as officers are minded to refuse, contrary to Felixstowe Town Council who support the application

### Town/ Parish Council Comments:

Committee recommended APPROVAL. We welcome the fact that the Design and Access Statement recognises that that property is within the Conservation Area.

It was concluded that there are material planning considerations which warrant further discussion by the planning committee.

No objections received from statutory consultees



## Update – comments received from the Principal Design and Conservation Officer after the publication of the update sheet

Hallo Mark – thank you for sending across your report and presentation regarding No.29A Quilter Road, Felixstowe which I have now reviewed at your request.

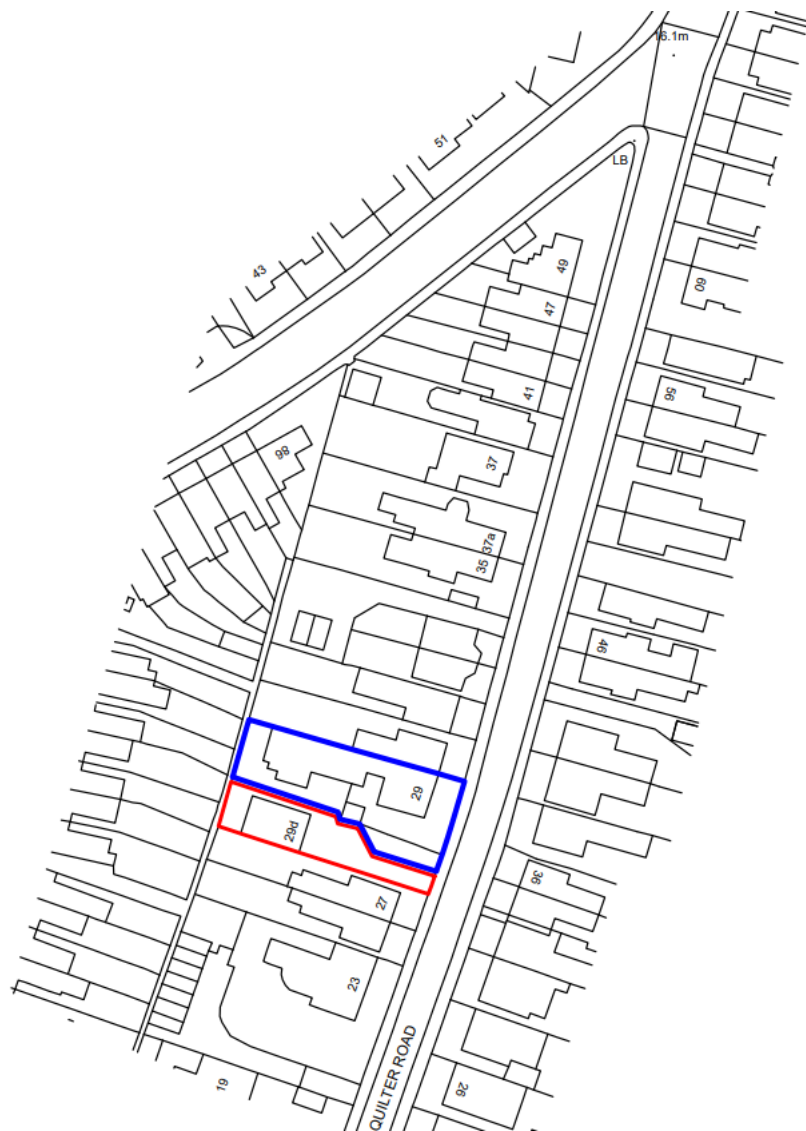
It is my view that the current application to replace the former billiard room building is not one that can be supported. As the existing building is not capable of beneficial re-use because of its poor condition, those attributes that ensure that it makes a positive contribution to the character and appearance of the Felixstowe Conservation Area should be retained in any replacement scheme – its single storey-scale, its verandah, typical window design, and overall quirky form and character that make it distinctive. I can appreciate, therefore why the previous facsimile scheme was approved on that basis. Any other design would mean that the positive value of a facsimile will be lost entirely to the Conservation Area and this can only be regarded as detrimental to the Conservation Area.

Acceptance of the loss of the existing building, however, does not mean carte blanche to build a 1.5 storey dwelling of a scale and design quite unsuited to its backland context – over-scaled and lacking sufficient architectural interest or merit. And, furthermore, a design that fails to make a positive contribution of at least equal value to that which is being lost.

On these bases, therefore, I agree with the rationale in your report; and fully concur with its conclusion.



# Site Location Plan





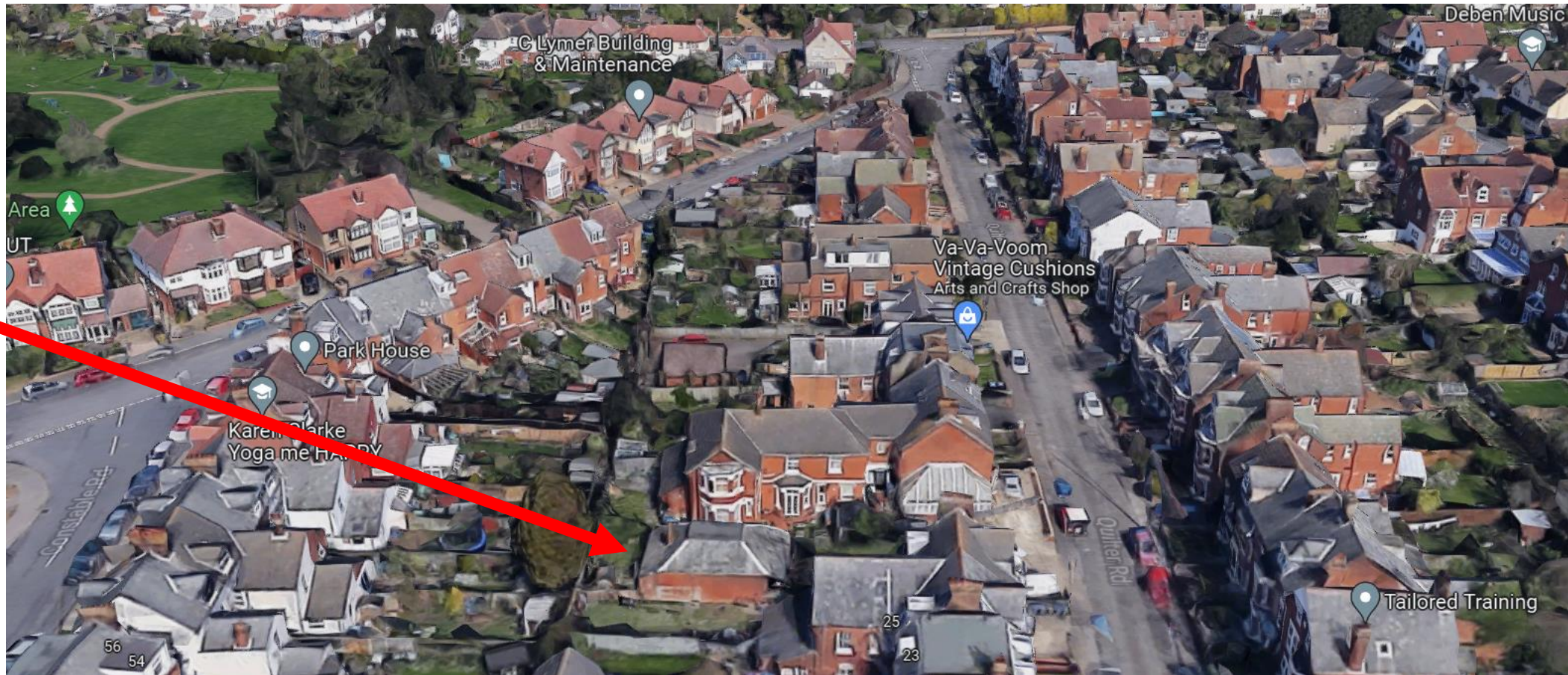
# Aerial Photograph



<https://www.google.com/maps/place/Felixstowe/@51.9647957,1.3579017,106m/data=!3m1!1e3!4m5!3m4!1sox47d97635581d89a3:ox821bdd4b6b3e6dfo!8m2!3d51.961726!4d1.351255>



## 3D image



<https://www.google.com/maps/place/Felixstowe/@51.9640907,1.3576534,63a,35y,18.56h,64.45t/data=!3m1!1e3!4m5!3m4!1sox47d97635581d89a3:ox821bdd4b6b3e6dfo!8m2!3d51.961726!4d1.351255>



# Streetscene



[https://www.google.com/maps/@51.96476,1.3583907,3a,75y,343.96h,94.51t/data=!3m6!1e1!3m4!1swauuFl4u-QU-HYaug\\_AoqA!2eo!7i16384!8i8192](https://www.google.com/maps/@51.96476,1.3583907,3a,75y,343.96h,94.51t/data=!3m6!1e1!3m4!1swauuFl4u-QU-HYaug_AoqA!2eo!7i16384!8i8192)



Front





side





rear





Rear and side



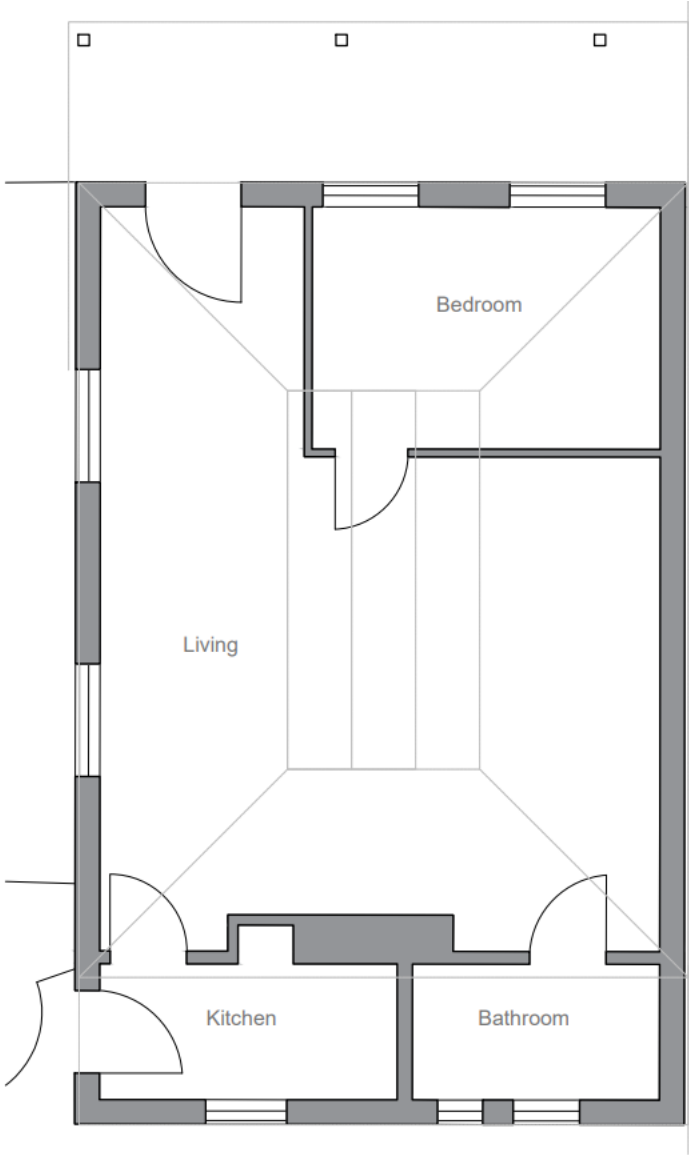


Side and front

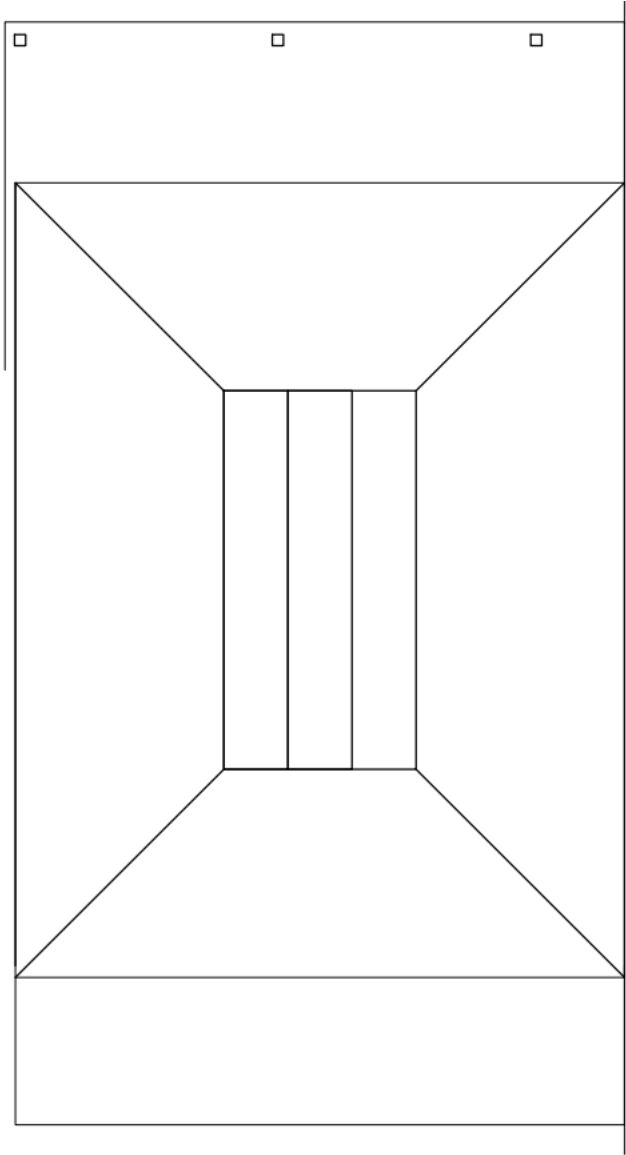




# Existing floor plans

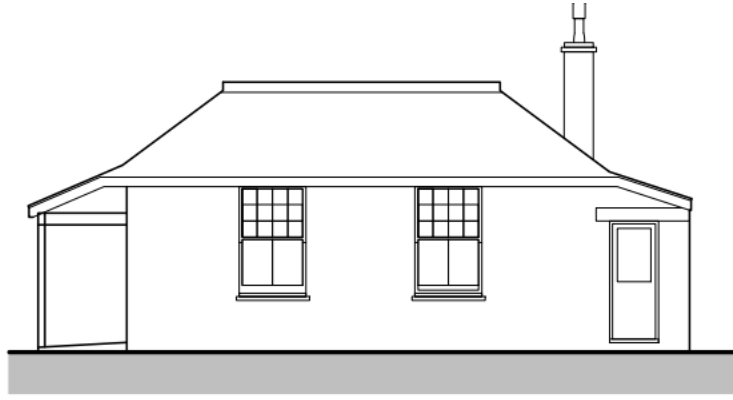


Existing Ground Floor Plan

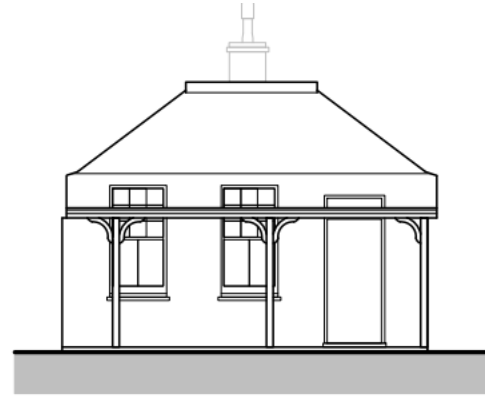


Existing Roof Plan

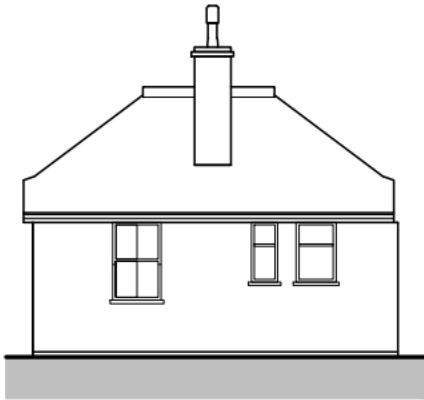
# Existing elevations



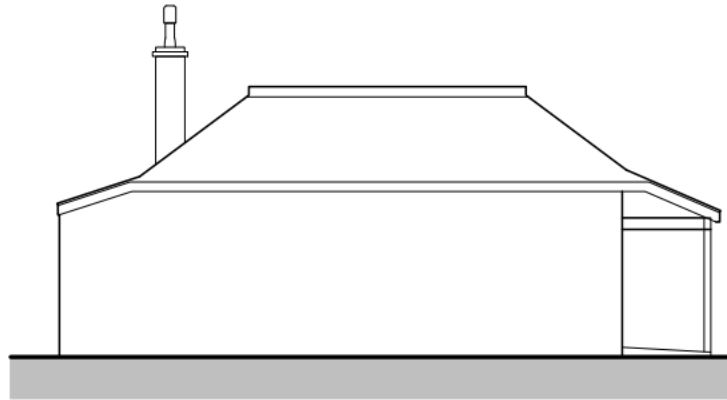
Side Elevation - North



Front Elevation - East



Rear Elevation - West



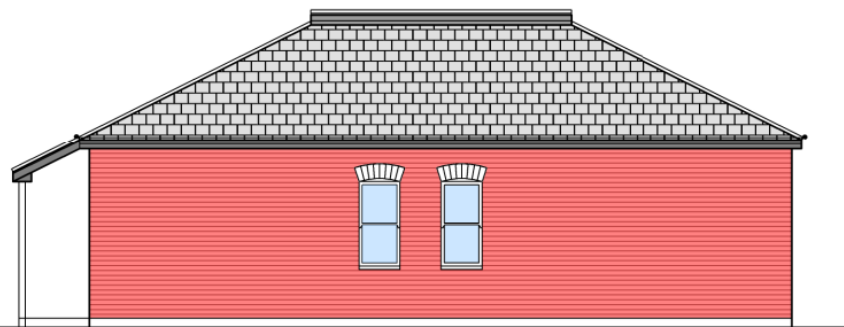
Side Elevation - South



## Previously approved plans



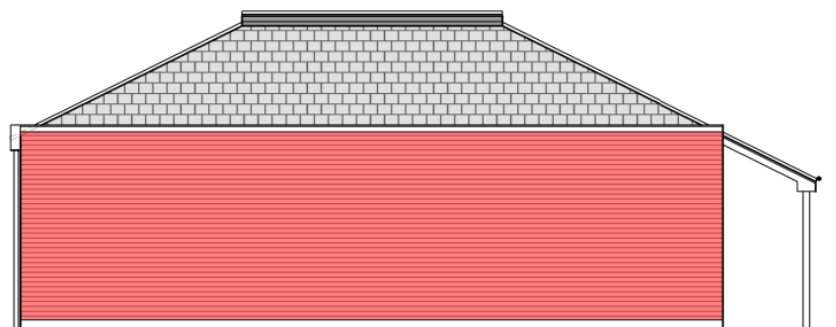
Front elevation - east



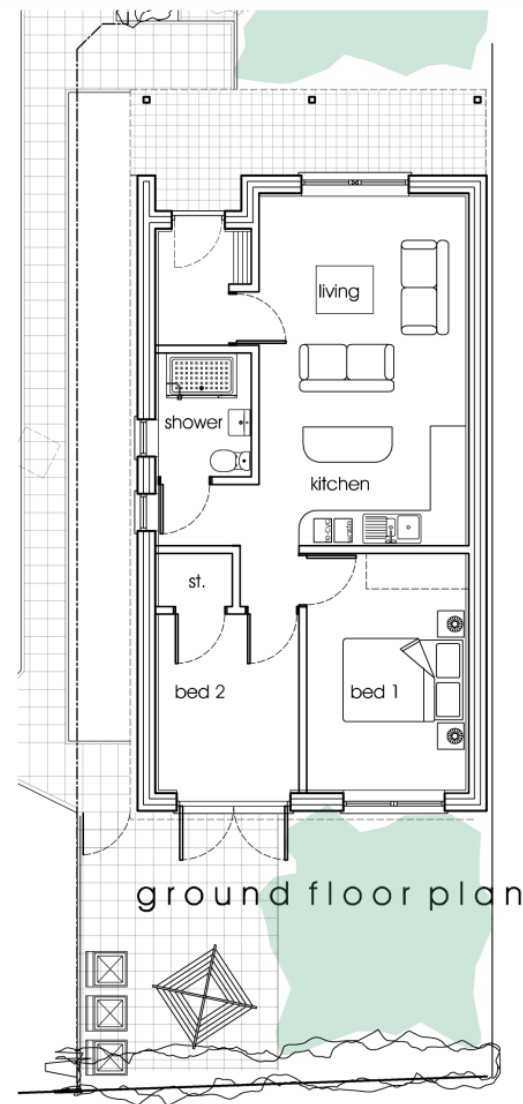
side elevation - north



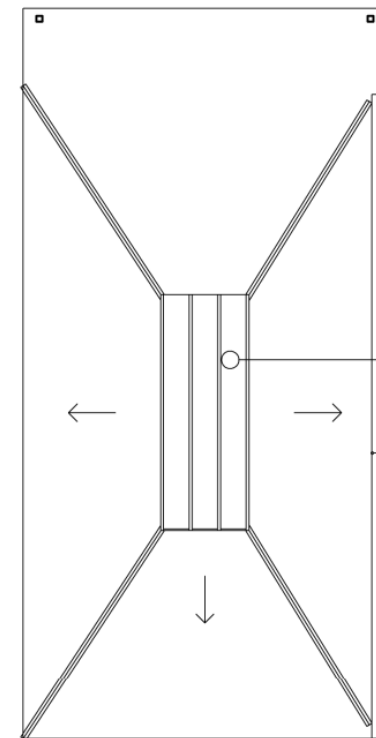
Rear elevation - west



side elevation - south

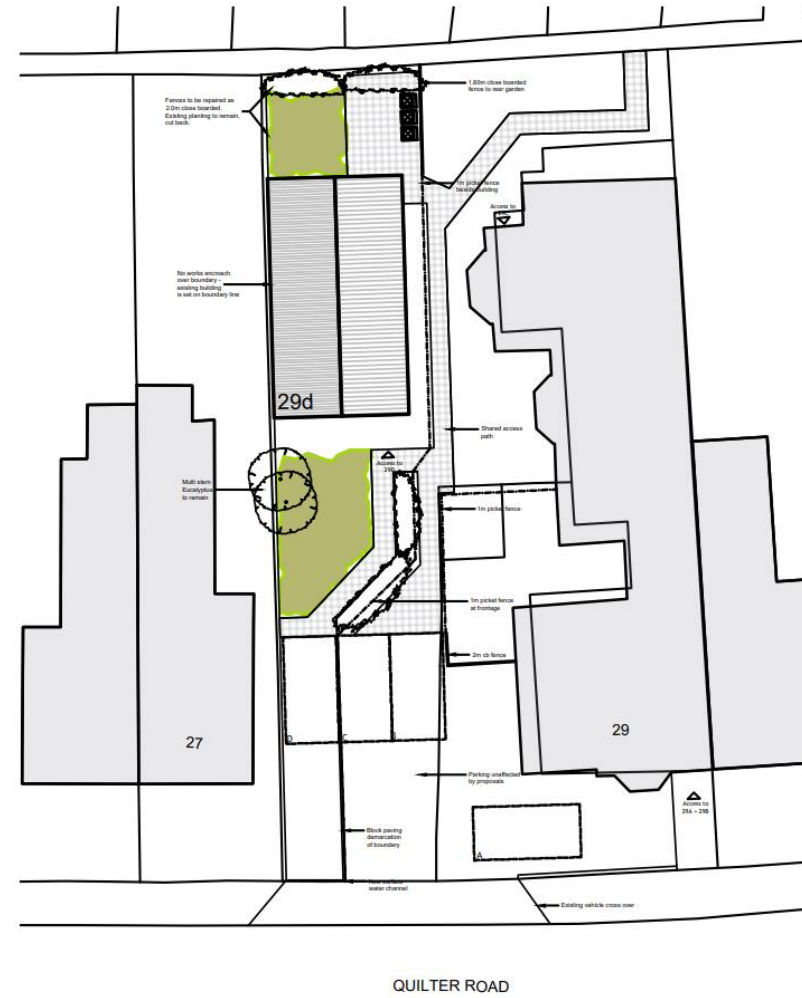
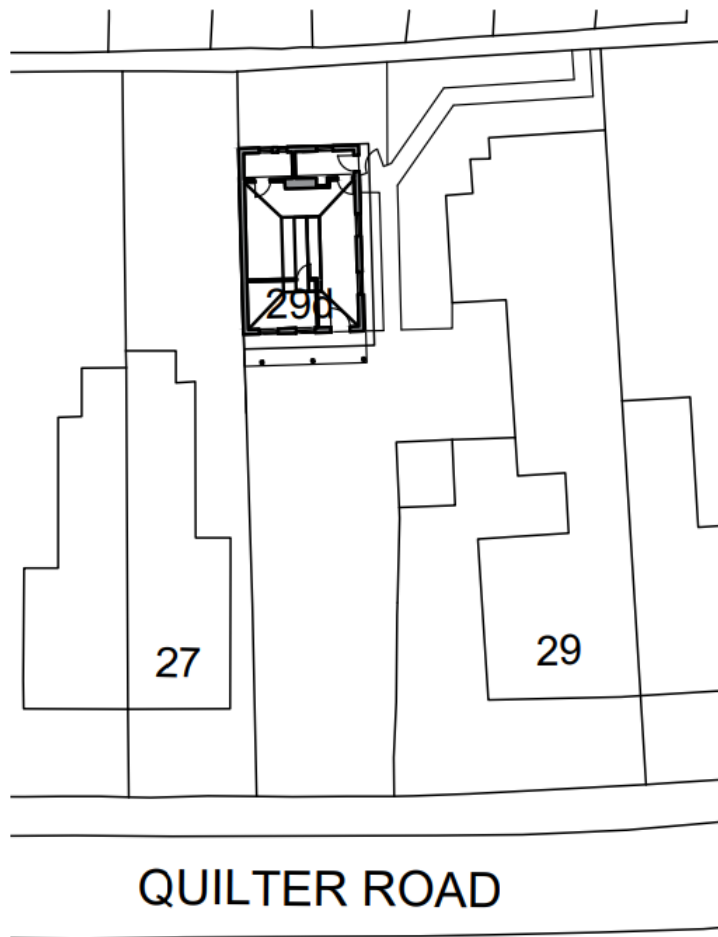


ground floor plan

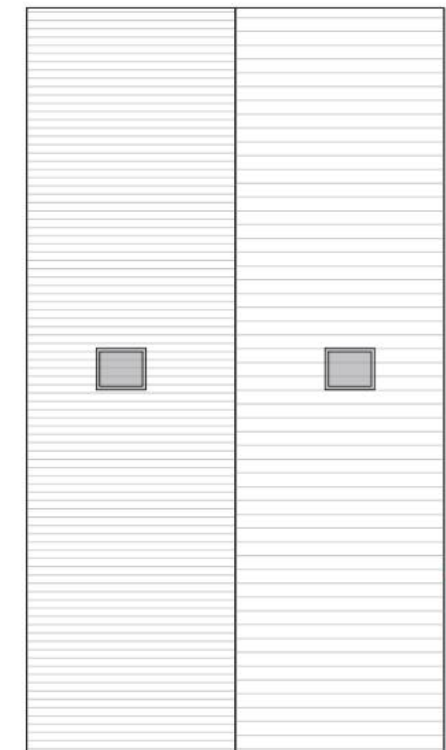
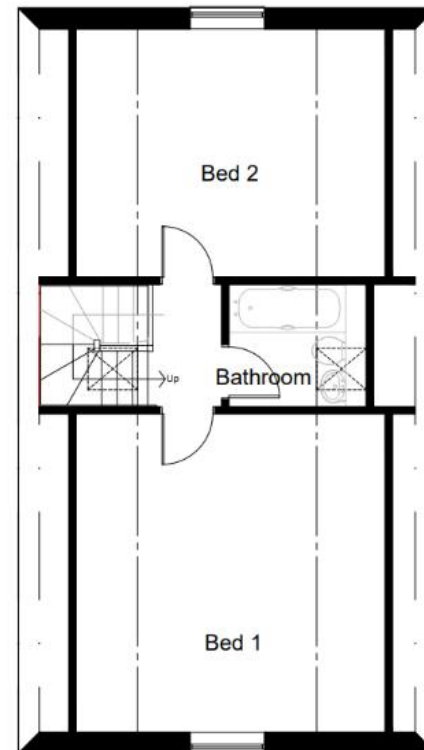
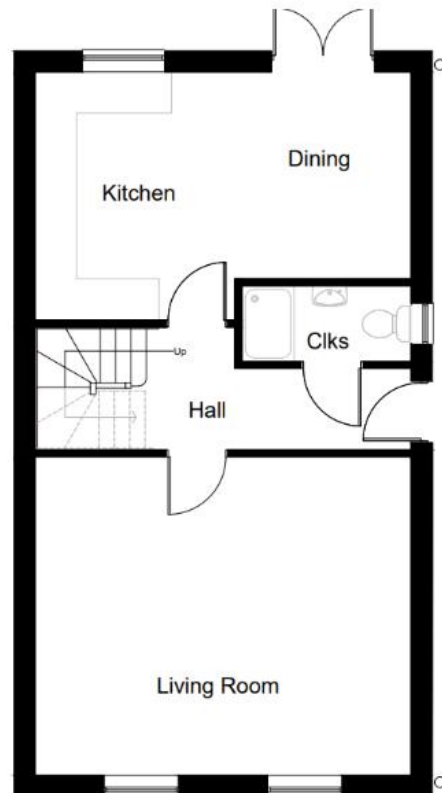


roof plan

## Existing and proposed block plans




## Proposed plans






# Summary of Main Considerations

- **Principle of Development**
    - Compliance with policies SCLP11.1, SCLP11.2, SCLP11.5
  - **Design**
    - Details of appearance
  - **Conservation Area**
    - Impact on the conservation area
    - Loss of the existing building that makes a positive contribution
  - **Residential Amenity**
    - Overbearing
    - Overlooking
    - Impact on lighting levels
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

# Recommendation

**Refuse planning permission for the following reason.**

The existing building makes a positive contribution to the Felixstowe Conservation Area. The proposed replacement dwelling would result in overdevelopment of the site and is of an unsympathetic design and scale, given the character of the building in situ and its former relationship with the neighbouring property. The proposal would harm the character and appearance of the conservation area and adversely impact neighbouring amenity due to its overbearing scale, resulting in a loss of privacy and reduction of lighting levels. The proposed development is therefore considered contrary to policies SCLP11.1, SCLP11.2 and SCLP11.5 of the Suffolk Coastal Local Plan 2020 and the relevant provisions of the National Planning Policy Framework (paragraphs 130 and 202).

A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the page.