



Committee Report

Planning Committee North - 12 September 2023

Application no DC/22/4893/FUL

Location

Shorelands
Palmers Lane
Walberswick
Southwold
Suffolk
IP18 6TQ

Expiry date 8 February 2023

Application type Full Application

Applicant Ms Rachel Lewis

Parish Walberswick

Proposal Demolition of existing cartlodge with room over. Erection of extension to south of dwelling comprising living and bedroom accommodation for annexe accommodation. Erection of detached single storey garden building comprising swimming pool and leisure area also comprising Air source heat pump unit. Erection of detached single storey store building. Installation of photovoltaic panels to roof areas.

Case Officer Joe Blackmore, Principal Planner (Development Management)

1. Summary

- 1.1 The application seeks planning permission for extensions and alterations to the property 'Shorelands', comprising the following works:

Demolition of existing cartlodge with room over. Erection of extension to south of dwelling comprising living and bedroom accommodation for annexe accommodation. Erection of detached single storey garden building comprising swimming pool and leisure area also comprising Air source heat pump unit. Erection of detached single storey store building, and installation of photovoltaic panels to roof areas.

- 1.2 The proposed development has been amended during the determination period in response to officer feedback. The amended scheme is judged to be acceptable and in accordance with the Development plan, and thus recommended for approval.
- 1.3 The officer 'minded to' recommendation is contrary to the views of Walberswick Parish Council and Ward Member, Cllr David Beavan. The application was referred to the Planning Committee (North) for determination by the Referral Panel.

2. Site Description

- 2.1 The application site is located in the village of Walberswick, south of the River Blyth and at the heart of the Suffolk Heritage Coast. Walberswick is part of the Suffolk Coasts & Heaths Area of Outstanding Natural Beauty (ANOB). The application site falls outside the Walberswick Conservation Area, although the boundary of the Conservation Area runs to the south of the site.
- 2.2 'Shorelands' is a large two storey dwelling accessed off Palmers Lane. The property has a large rear garden and a gravelled parking/turning area to the front.
- 2.3 Planning History:
- Planning permission ref. C/06/1011 (Permitted) - Erection of a replacement dwelling and carport and alteration to existing vehicular access.

3. Proposal

- 3.1 The application seeks to demolish the existing cart-lodge and replace with a single storey side extension (used for annexe accommodation); a detached outbuilding to the north of the property; and a detached outbuilding to the rear of the site, to the west of the main building. The outbuildings would be used for purposes incidental to the main dwellinghouse.

4. Third Party Representations

- 4.1 Following re-consultation on the amended plans, seven neighbour objections were received; two being from the same property address.
- 4.2 The key concerns raised in those letters include (inter alia):

- The buildings are too large;
- The proposal is out of proportion with the surroundings;
- The swimming pool building is too close to the surrounding properties;
- Noise and disruption during the construction process;
- The works will harm the streetscene and create a terraced feel;
- The proposal will block views of the Church for neighbouring properties;
- Walberswick does not need another 'party house' for holiday letting/AirBnB;
- The amendments made to the application are only minor; and
- Use of the buildings will cause noise and disturbance for neighbours.

5. Consultees

Consultee	Date consulted	Date reply received
Walberswick Parish Council	21 December 2022	23 January 2023

Summary of comments:

"In the opinion of the Parish Council this application does not satisfy Local Plan policies relating to 'infill and garden development', 'residential amenity' and 'design quality' and should be REFUSED.

This proposal fails to understand the existing spatial qualities of the existing property and those around it, and consequently would harm the established streetscape and residential amenity of several neighbouring properties."

Consultee	Date consulted	Date reply received
Walberswick Parish Council	16 June 2023	30 June 2023

Summary of comments:

The Parish council notes the minor amends to the plans, but In the opinion of the Parish Council the revisions made to the scheme do not address or satisfy the comments raised in our report submitted on 23rd January 2023. This proposal still fails to understand the existing spatial qualities of the existing property and those around it, and consequently would harm the established streetscape and residential amenity of several neighbouring properties. This revised proposal also still does not satisfy Local Plan policies relating to 'infill and garden development', 'residential amenity' and 'design quality' and should be REFUSED.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	N/A	9 January 2023

Summary of comments:

No objections but recommend standard conditions.

Consultee	Date consulted	Date reply received
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SCC County Archaeological Unit	16 June 2023	16 June 2023
Summary of comments: No objections, recommend standard conditions.		

6. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	5 January 2023	26 January 2023	East Anglian Daily Times

7. Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 6 January 2023

Expiry date: 27 January 2023

8. Planning policy

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework 2021 (NPPF)

9. Planning Considerations

Design, Visual Amenity, and Impact on Setting of the Conservation Area

9.1 The application property is a large dwelling on a sizeable plot outside the Walberswick Conservation Area (CA); however, the CA boundary runs along the southern boundary with

the two adjacent neighbouring properties. Therefore, the setting of the CA is a material planning consideration.

- 9.2 The proposed outbuilding to the north of the site would be located in line with the front elevation of the main property. It would be single storey and appear recessive to the main dwelling. This outbuilding would likely be quite well-screened from the highway by existing hedgerow and trees. It is a relatively minor addition on a large site which can comfortably accommodate a modest outbuilding of this form. The proposed use of materials is acceptable in relation to the main dwelling.
- 9.3 The proposal seeks to replace the existing south side cart-lodge with a single storey pitched roof, side extension to the dwelling. This has been significantly reduced in scale following officer feedback during the application process. Officers are now satisfied with the proposed scale and recessive nature of the proposed extension, as the design is in-keeping with that of the main house and character of the area. Whilst the side extension will be visible from the streetscene (Palmers Lane), the proposed works reduce the scale of the existing cart-lodge and are considered an improvement from the originally submitted plans. The proposal is not considered to have any additional adverse impact upon the streetscene as a result. The use of materials will match that of the main dwellinghouse, which is acceptable.
- 9.4 The proposed use of the side extension will be as a residential annexe; the description of development has been updated to reflect this. The provision of a residential annexe is acceptable through an extension of a larger property with internal connection. The Council's annexe policy preferentially supports extensions to existing dwellings rather than detached outbuildings, and in this case the proposal is an acceptable extension to provide that accommodation in accordance with SCLP5.13; the proposal is clearly well-related to the host property, served by the same access, and will be reliant on the main property for facilities and day-to-day living.
- 9.5 The application also seeks a detached larger outbuilding to the rear, west of the main dwelling. This proposed building would have a pitched roof and comprise a gym, pool, and art studio; these are uses incidental to the main dwellinghouse.
- 9.6 The location of the outbuilding has been re-positioned slightly north of the southern boundary to reduce impact on the adjacent property, as it is acknowledged that the building has quite a large footprint; however, there is ample space within the site for the building and there are no planning reasons to refuse an outbuilding simply because it is large. The application site is sizeable and can accommodate an outbuilding of such size. Whilst the footprint is large, the height is relatively low and will still appear subservient to the existing dwelling. The use of materials follows that of the main dwelling and are considered appropriate for the character of the site.
- 9.7 The application is considered to have no adverse impact upon the character of the Walberswick Conservation Area which runs adjacent to the southern boundary, and therefore its significance will be preserved as a designated heritage asset in accordance with the historic environment objectives of the Local Plan, NPPF and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 9.8 Overall, the amended proposal is of good design that will relate well to the surrounding area, preserving the setting of the Walberswick CA. The proposal is compliant with policies SCLP10.4, SCLP11.1, and SCLP11.5 of the local plan.

Residential Amenity

- 9.9 The proposed works have been significantly reduced since the original submission, and the initially proposed two storey side extension is now single storey in scale, akin to the cart lodge it replaces. The scale of the proposed works is visually recessive and subservient to the main dwelling, which will remain the dominant feature on site. The larger of the proposed outbuildings has been re-positioned away from the southern neighbouring property to reduce any potential amenity impact. The northern, smaller outbuilding is modest in scale and acceptably related to neighbouring properties.
- 9.10 Some of the local objection sets out that the development is not needed; however, this is irrelevant to the planning process. Whether the applicants desire a home pool and gym is entirely their own choice, and the key planning considerations here are about the form of the building, and whether the use will have any amenity impacts. The larger outbuilding will contain uses that are incidental to the dwellinghouse, and such use can be controlled by conditioned, if permission is granted. There is nothing inherent to the proposed outbuildings and their uses (as noted on the proposed floor plans) to indicate that there would be harm to the living conditions of local residents.
- 9.11 Any objections regarding loss of view are immaterial, and this cannot be taken into consideration.
- 9.12 Officers acknowledge that the proposal represents significant extensions and associated development at the site; however, the proposals are of good design and, for the reasons set out, unlikely to cause harm to local amenity. The scheme therefore accords with policy SCLP11.2 of the Local Plan.

Trees and Landscape Impact

- 9.13 The site is in the AONB; however, this part of the settlement is characterised by dwellings and their associated outbuildings, gardens etc. In this context, the proposal will be expected and cause no harm to the special qualities of the landscape designation.
- 9.14 The proposal falls within relatively close proximity of trees, and T1 to the front of the site will need to be removed. However, as this site is outside of the Conservation Area, trees could be removed without any consent being required from the LPA. Officers do not consider any of the nearby specimens to be suitable for protection via Tree Preservation Order, and therefore no grounds to refuse the application on tree impacts. In any case, the proposed plans indicate the development can be carried out with minimal tree impact.

Highways/Parking Provision

- 9.15 The proposal will convert the existing cart-lodge ground floor space into annexe accommodation, and this will therefore cause the loss of some parking provision. However, the application site benefits from a substantial potential parking/turning space to the front of the property on the gravelled area. There will be suitable parking space for three vehicles

and a suitable turning area to leave the application site in forward gear. The proposal is therefore acceptable in highways safety terms in accordance with policy SCLP7.1 of the Local Plan.

10. Conclusion

10.1 The amended proposals are deemed to be of good design that will relate well to the existing dwelling and adjacent residential properties. The setting of the Conservation Area would be preserved, and there are no significant adverse impacts or harms arising from this development proposal. Whilst the local concerns are noted, and have been fully considered, officers find that the amended scheme is acceptable and in accordance with the Development Plan and NPPF. Planning permission can therefore be granted.

11. Recommendation

11.1 Approve.

12. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with Drawing Numbers 01, 05 rev G, 06 rev I, 07 rev H and 08 rev D; received 15/12/2022 & 01/06/2023.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. The hereby approved outbuildings shall only be used for purposes incidental to the main dwellinghouse.

The annexe accommodation in the ground floor side extension shall only be used/occupied ancillary to the main dwellinghouse; it shall not be occupied as a separate independent unit of accommodation, nor used for short-term holiday letting separate from the main dwellinghouse.

Reason: to control the use of the approved development in the interest of neighbour amenity.

5. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020).

6. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to, and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 5 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

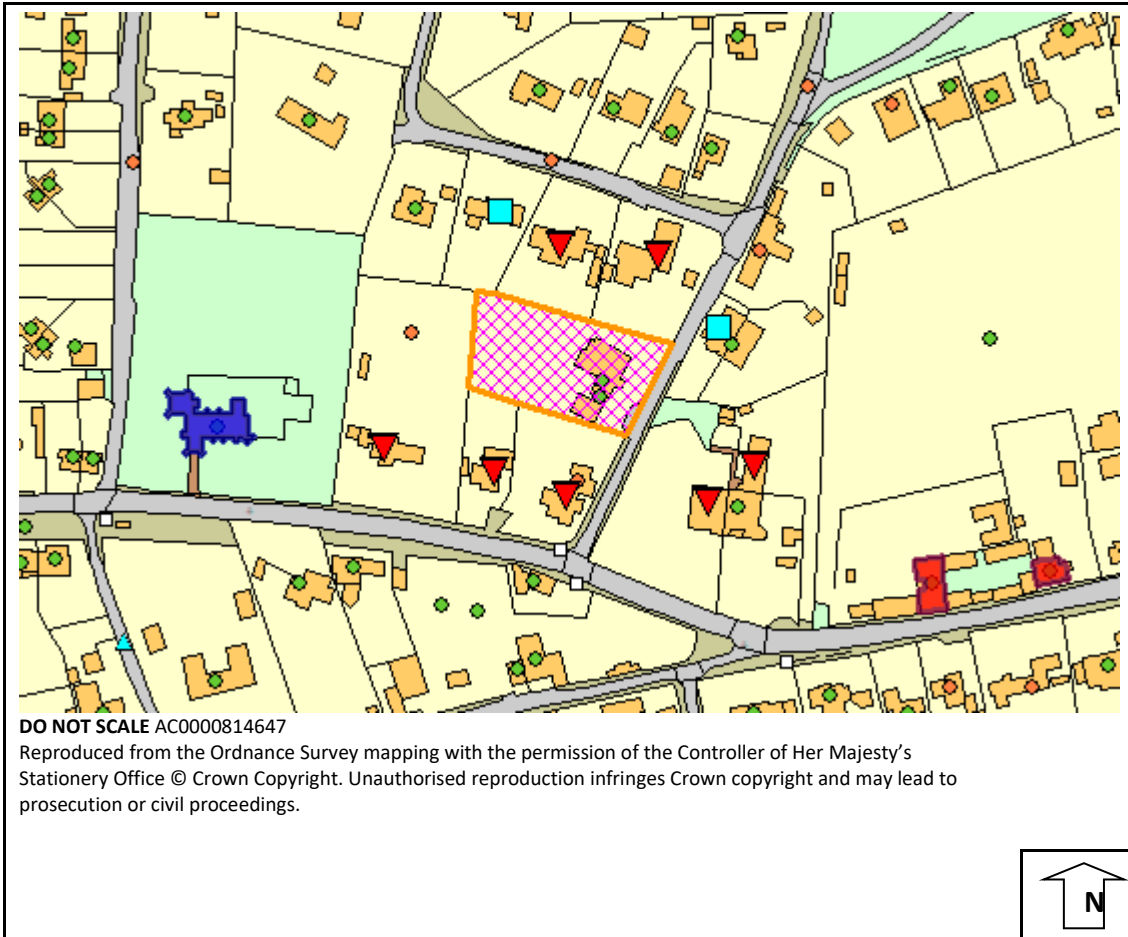
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/22/4893/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support