



Committee Report

Planning Committee North – 8 August 2023

Application no DC/23/0701/FUL

Location

Holly House
80 Pier Avenue
Southwold
Suffolk
IP18 6BL

Expiry date 21 April 2023

Application type Full Application

Applicant Matthew Gregory

Parish Southwold

Proposal Demolition of existing single storey side and rear extensions. Provision of new single storey side and rear extensions onto larger footprint. Internal alterations and provision of new dormer window to attic storey to north elevation. Provision of raised veranda to rear of lounge and dining room.

Case Officer Charlie Bixby
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1. Summary

- 1.1 The application seeks the demolition of the existing single storey side and rear extensions and the erection of new single storey side and rear extensions, and a new dormer window to the attic storey on the north elevation. The proposal also involves the provision of a raised veranda to rear of lounge and dining room.
- 1.2 The proposal has been amended since original submission in response to officer feedback and is deemed to be of good design that will cause no adverse neighbour amenity impact. The proposal is therefore in accordance with the Development Plan and recommended for approval.

1.3 The application has been referred to the Planning Committee (North) by the Referral Panel.

2. Site Description

2.1 The application property is a large attractive, two and a half storey dwelling located along Pier Avenue which features a mix of style and character of dwellings. The property is slightly set back from the highway. The application site is located within the Southwold settlement boundary, the Area of Outstanding Natural Beauty (AONB), but outside the Southwold Conservation Area.

3. Proposal

3.1 The application seeks the demolition of the existing single storey side and rear extensions. The proposed new development is for single storey side and rear extensions; a new dormer window to the attic storey on the north elevation; and raised veranda to the rear of the lounge and dining room.

4. Consultees

Comments on amended scheme to be considered by the Planning Committee

Consultee	Date consulted	Date reply received
Southwold Town Council	24 May 2023	7 June 2023
<p>Town Council Recommendation: Refusal</p> <p>This building is one of three high status homes in the Arts and Crafts style built by the Coast Development Corporation between 1905 and 1907. See Figure 9, Map highlighting key phases of twentieth century development P. 93 of the Southwold NP Character Area Appraisal, and PP 99-100, including Figure 18 (photo of 84), quoted below.</p> <p><i>‘Further towards the eastern end of Pier Avenue is a collection of high status houses with distinctive features, large plot sizes and massing, and detailing. On the northern side of Pier Avenue are three mock Tudor dwellings built by the Coast Development Company. These houses appear largely unchanged today, as seen from current views of Pier Avenue (Figure 18). Their distinct rooflines, topped by a finial at the peak, with an east facing gable and tall chimneys make them identifiable, and indicate the intended status of their occupiers at the time of development. Their rough cast render has been painted, contrary to the style of the period.</i></p> <p>The front side extension, shown in Figure 18 and the ‘snip’ from Google street scene below, is an integral attractive feature of the arts and crafts design and contributes to the street scene. It is on the same plane as the front elevation. Both the front and the also attractive, albeit more recessive, rear extension are visible from the street and contribute to the street scene.</p>		



The Town Council have now viewed the amended information but its comments as below still apply.

The proposal would remove both of these original features of the house and replace them with a wider modern white render and zinc roofed structure that would wrap around the whole of the length of the west elevation and the north elevation. Because of its size, design, detailing, and materials, this extension would be unsympathetic to the existing building, out of character, over dominating, and harmful to this undesignated heritage asset and the street scape. Indeed, the proposed extension is reminiscent of a development singled out in the Character Area Appraisal as an example of unsympathetic design – see Figure 19 Field Stile Road.

The addition of a large dormer to the rear elevation in order to enlarge and add additional light to the attic room would intensify over-looking into the gardens and windows of the neighbour to the rear on North Road. We note the concerns of the Thompson family who live immediately behind No. 80 about the proposed raised verandah's impact on their privacy.

We believe that this extension does not achieve what the case officer advised 'pre-app': "Overall, the principle of the extensions shown is considered to be acceptable providing this is done in *a modest and respectful way to retain the architectural character of the existing dwelling. The extent of overlooking from a rear dormer will be a consideration*".

The building acquires a degree of protection under the NP Character Area Appraisal as a non-designated heritage asset. We note that the Conservation Area Appraisal Consultation will have ended by the time that this application is decided and could therefore be given some weight. The draft Conservation Area Appraisal locally lists 84 Pier Avenue and the Conservation Area is extended to include this part of Pier Avenue.

However, even if no account is taken of the draft Conservation Area Appraisal, this application should be refused under the Local Plan's design policy and Southwold Neighbourhood Plan Policy

SWD6-Design. The latter, set out below, REQUIRES refusal if any of the criteria set out in A – E are not met. This design fails to achieve criteria A – D.

POLICY SWD6 - DESIGN
<p>In order to create high quality buildings and places that are beautiful and enduring, development proposals should be informed by the National Design Guide as appropriate to their scale nature and location and respond positively to its principles.</p> <p>All planning applications should demonstrate, either through the Design and Access Statement where this is required or through sufficiently detailed plans and documents, that they have:</p> <ul style="list-style-type: none"> A. understood and followed the process for creating high quality design set out in the National Design Guide; B. understood and proposed design that is sympathetic to and in keeping with the best of the prevailing local character area; C. maximized the opportunities to improve the quality of design; D. positively addressed the Recurrent Design Issues and area-specific Sensitivities and Susceptibilities identified in the Southwold Character Area Appraisal (SCAA) and reinstated character where the SCAA identifies opportunities for this; and E. where relevant, addressed heritage management issues identified in the Southwold Conservation Area Appraisal. <p>Development proposals which do not demonstrate their compliance with the design principles A – E above will not be supported.</p>

Comments from other consultees on original proposal (now superseded)

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	N/A	9 March 2023
Summary of comments: Object to the application.		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 2 March 2023

Expiry date: 23 March 2023

6. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

7. Third Party Representations

- 7.1 Six neighbour representations have been received, objecting to this proposed application. One neighbour representation has been received, asking questions but not objecting or supporting the application.
- 7.2 The grounds of the objections relate to overlooking/privacy concerns and particularly issues with the proposed dormer and terrace area.

8. Planning Considerations

- 8.1 The proposal seeks a single storey side extension with a lean-to roof, which will join the single storey flat roof extension which features two skylights. The proposed single storey side extension has been amended by the agent following comments from local planning authority regarding its proposed design. The proposed design will now feature a lean-to roof with lower eaves and be set back from the main front of the property to appear visually recessive and better related to the properties existing character. The proposed side extensions lean-to roof although tall in overall ridge height, will appear visually recessive to the large scale of the property and will not result in additional visual impact to the wider street scene, which was a concern on the original plans that were submitted.
- 8.2 The proposed single storey flat roof extension is located to the rear, extending the full width of the rear elevation and off the back of the proposed side extension. The proposed design is more contemporary and with a flat roof extension will be different to the existing design of the property however it is located to the rear, where it is not overly visible and will not have an associated impact upon the character of the street scene. The use of materials is considered to be acceptable.
- 8.3 The proposal will also extend the existing terraced raised area to the rear further towards the rear boundary, combined with railings. The existing dwelling features a small, raised terrace area but the proposal would look to extend this across the whole rear elevation. The proposed terrace is 1.2m from ground level which reduces significantly from the front of the property. The potential for overlooking to the adjoining neighbouring property does already exist with the existing raised terrace area. This proposal would just look to extend this area to the west towards the other adjacent neighbouring property which is substantially set back and therefore the terrace would not extend past the majority of the neighbouring property. The proposed terrace extension would be closer to the rear adjacent neighbouring property due to the rear extension, however as mentioned previously, the existing raised terrace area already offers some potential impact. The proposed new terrace area would still be located a significant distance from the rear boundary, and the rear elevation and private amenity area of the rear adjacent neighbouring property, which is noted to have a large amenity area as existing. The proposed terrace area is not considered to cause additional adverse overlooking or privacy concerns.

- 8.4 The proposed works will involve a new rear facing dormer, the proposed design of the dormer is matching to that of the existing side dormer also located within the roof slope. The dormer is located centrally, set down from the ridge and suitably above the eaves, the use of materials on the dormer are considered acceptable. The proposed dormer will face directly to the rear, the proposed dormer is considered to be located a sufficient distance from the rear facing neighbouring property and the adjacent neighbouring properties to the side, that adverse overlooking or privacy concerns would not be relevant as the first floor windows look in this direction as existing and the distance would be significant enough to not warrant adverse impact.
- 8.5 The proposal will not impact the existing parking arrangements to the front of the property, sufficient parking space for the property will be retained and the access is not affected.

9. Conclusion

- 9.1 Overall, the proposed works set out within the application have now been amended to a point that the local planning authority can support the scheme. The proposed design of the side and rear is acceptable and meets local planning policies W8.29, neighbourhood plan policies SWD6, SWD7 and the NPPF.

10. Recommendation

- 10.1 Approve.

11. 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 the following approved plans/drawings: Site Plan, Block Plan received 22 February 2023 and drawing nos. 013, 014, 015 and 016 received 23/5/2023.

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

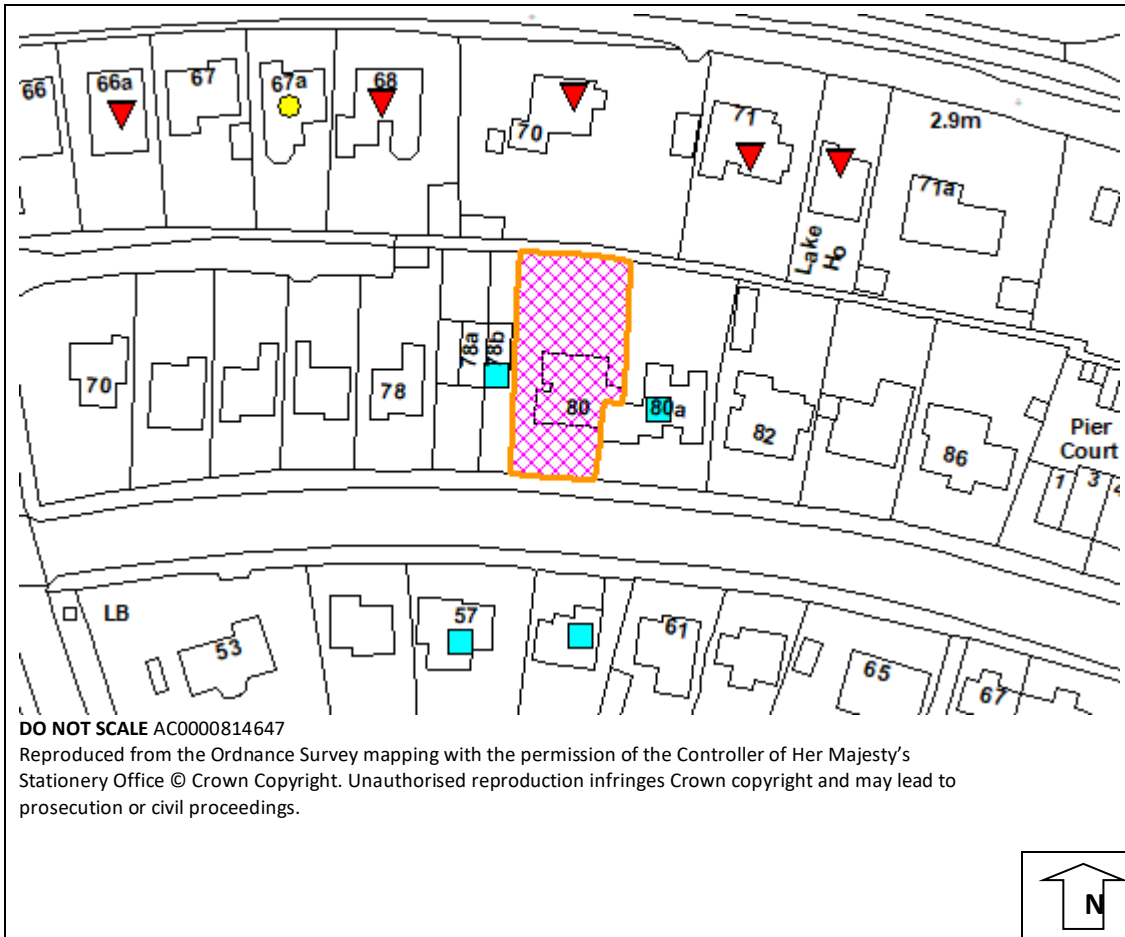
3. The materials and finishes shall be as indicated within the submitted application and approved plans unless otherwise approved in writing by the Local Planning Authority.

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

12. Background Papers

- 12.1 See application reference DC/23/0701/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support