



## Committee Report

**Planning Committee North - 10 October 2023**

**Application no DC/23/3327/FUL**

**Location**

Central House  
The Street  
Westleton  
Saxmundham  
Suffolk  
IP17 3AA

**Expiry date** 19 October 2023

**Application type** Full Application

**Applicant** Mr Christopher Jones

**Parish** Westleton

**Proposal** Renovation of existing garage, store and garden room to create carport, store and loggia.

**Case Officer** Fabian Danielsson  
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## **1. Summary**

- 1.1. This application proposed the renovation of an existing garage, store and garden room to create a carport, store and loggia. The application is recommended for approval as the proposals are considered to comply with national and local planning policy.
- 1.2. Reviewed against the Council's adopted scheme of delegation, the applicant is not an elected member, member of staff or close relative. There are no objections from statutory consultees, however, the application must be determined by Planning Committee because East Suffolk Council control the land of the proposed buttresses to the rear of the outbuilding.

## **2. Site Description**

- 2.1. The application property is a likely early 19th century detached property located within the settlement boundary of Westleton, within the Westleton Conservation Area. The property is set back from The Street with a small, hedged garden to the front. The property is identified as an Unlisted Structure which makes a Positive Contribution to the Conservation Area in the Westleton Conservation Area Appraisal, where it is described as such:

*"Unusual twin gables facing The Street, with black glazed pan tile roof running at rights angles. Possibly the structure depicted on the 1842 tithe map, with a single storey side addition, probably dating from the third quarter of the C19, with crow-stepped parapet hiding the lean-to roof. Rendered elevations (covering facing brick) with deep rendered surrounds to window openings. Unusual configuration of ground floor windows owing to the former use as commercial premises. To the first floor are original 8 over 8 pane sash windows."*

- 2.2. The property sits next to the former Primitive Methodist Chapel, with a rear garden that extends around the back of the Chapel. The garage which is proposed for renovation is situated in this location to the rear of the Chapel and is accessed from an unnamed lane running to the side of the Chapel. The garage is also noted in the supplementary planning document, where it is described as such:

*"Possibly contemporary to the chapel. Attractively detailed single storey detached store, with cobble and brick panels to the NW elevation framed with red brick margins. This elevation is in near perfect alignment with the former Vicarage and consequently may have been constructed from good materials because of this visual relationship."*

- 2.3. The rear of the garage backs onto a public open space in the form of a pond which is owned by East Suffolk Council.

## **3. Proposal**

- 3.1. Planning permission is sought for the renovation of the existing garage, store and garden room to create a carport, store and loggia. The scheme involves a number of alterations to the existing structure, of which the main alterations include the removal of a wall in the existing garage to create an open carport, the removal of a wall in the existing store to create an open loggia and the buttressing of the exterior of the proposed car port.

- 3.2. Further alterations include replacement doors to the proposed carport, new timber gates to access the site, and the exterior cladding of part of the existing structure. The roof is proposed to be modified, with a change in pitch while retaining the mono-pitch style. The scheme also proposed the demolition of an existing lean-to structure.

#### 4. Consultees

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Westleton Parish Council	30 August 2023	20 September 2023
Summary of comments: No objection.		

##### Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	5 September 2023	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	30 August 2023	5 September 2023
Summary of comments: In our opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required.		

#### 5. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	7 September 2023	28 September 2023	East Anglian Daily Times

##### Site notices

General Site Notice

Reason for site notice: Conservation Area

## **6. Planning policy**

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)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

SCLP11.6 - Non-Designated Heritage Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Westleton - Conservation area appraisal (East Suffolk Council - Suffolk Coastal District Local Plan - Supplementary Planning Document)

## **7. Third Party Representations**

7.1 No third-party comments have been received.

## **8. Planning Considerations**

### Design, Visual Impact and Heritage

- 8.1 Policy SCLP11.1 - Design Quality sets out that proposed development should respond to local context and the form of surrounding buildings in relation to the overall scale and character of the development, that the layout should fit in well with the existing neighbourhood layout, that the height and massing of developments should be well related to their surroundings, that there should be clear relationships between buildings and spaces, and that high quality materials appropriate to the local context should be used.
- 8.2 Planning policy SCLP11.5 - Conservation Areas states that proposals for development within a conservation area should demonstrate an understanding of the significance of the conservation and the potential impact of the proposal, they should preserve or enhance the character of the conservation area, be of an appropriate design, scale, form, height, massing and position, retain important settlement form features, and that they should use high quality materials and methods of construction.
- 8.3 Planning policy SCLP11.3 - Historic Environment also states that any development, where possible, should make a positive contribution to the historic environment.

- 8.4 Planning policy SCLP11.6 - Non-Designated Heritage Assets sets out that proposals for the re-use of Non-Designated Heritage Assets will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance, and that applications which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset.
- 8.5 The proposed scheme involves a number of separate alterations to the existing structure. The structure, which consists of an earlier part constructed in brick and flint making up the current garage, and more modern extensions with the rear elevation in rendered concrete. It should be noted that only the original structure is described in the supplementary document to the Conservation Area Appraisal. The original flint and brick structure has been increased in height at some point during the 20th century, with a timber header supporting a mono-pitch corrugated cement fibre roof. The two extended portions also have a corrugated cement fibre roof, although the different heights of the three sections means the roofline is somewhat staggered.
- 8.6 Public visibility of the structure is mainly limited to the rear and side elevations, with views of the front elevation limited to what can be seen over the existing six-foot tall timber gate. Works to these exterior elevations include a new roof, the addition of three buttresses to the rear of the flint and brick section, and the cladding of the concrete rendered sections with a black hardy plank horizontal boarding.
- 8.7 The new roof proposed will be of a similar mono-pitch style, with a slightly steeper pitch, and constructed in onduline or box steel. The roofline will be simplified, with the step between the two extended sections removed, although a step between the flint and brick structure and the later additions will remain. The existing roof consists of a rather unsympathetic addition to the original store, with no architectural qualities. The proposed roof represents an improvement on the existing and can be considered acceptable.
- 8.8 The addition of three buttresses to the rear of the flint and brick structure, proposed to align with the gaps in the flint face, will not have a significant impact on the appearance of this part of the structure. Additionally, they are proposed as the wall has suffered from damp and subsidence, leading to it leaning noticeably and being at risk of collapse. The proposed additions attempt to support the wall in order to preserve it. They can therefore be considered acceptable.
- 8.9 The proposed hardy plank boarding will hide the rather unsympathetic concrete rendered extensions to the original flint and brick store, and while they will not be constructed of the same material as this the boarding will harmonise better with the original store. The two portions proposed will link visually with the two portions of the flint wall. The appearance is considered to be a significant improvement on the existing structure and complies with the above policies.
- 8.10 New garage doors are proposed for the carport, with a new timber gate to the side. The existing doors and gate are in poor condition and of no particular architectural value. The proposed replacements are acceptable in appearance.

- 8.11 Works to the interior elevations, with very limited public visibility, are less sensitive when assessed against the impact on the conservation area. The proposed scheme involves three major parts, with works to the proposed carport, store, and loggia.
- 8.12 The existing garage, which is proposed to be changed into a carport, will have a wall removed and left open, with timber framing to the new opening. Although the loss of the front elevation of this historic structure is regrettable, there is little public visibility of this aspect of the structure. Additionally, the garage as existing is too small to be considered an appropriately sized garage, as it fails on both the recommended length and width. With the opening up of the structure, the width issue is addressed and has the potential to allow the space to be used for parking. As the elevation cannot be seen from the public realm it will not significantly impact the conservation area, and the improved usability of the structure combined with the works proposed to improve the deteriorating condition of the structure, the loss of this elevation can be considered to comply with the above policies. Potential inappropriate parking has been noted as an issue in the Conservation Area Appraisal and the improvement to existing parking arrangements should therefore be viewed positively.
- 8.13 Works are also proposed to the existing store, lean-to, and garden room, with the lean-to proposed to be demolished. This structure has no historical or architectural significance and its loss will not impact the historic environment negatively. It should be noted that the lean-to is not included on the map of unlisted buildings which make a positive contribution to the conservation area included in the Conservation Area Appraisal. The store will be increased in size and clad in hardy plank boarding to match the rear. The garden room will be opened up on the front elevation, with timber post framing. These elements are attractive and as there is no historical value to the changed structures, can be considered to comply with the above policies.

#### Residential Amenity

- 8.14 Planning policy SCLP11.2 - Residential Amenity states that the council should consider the impact of any proposed development on privacy/overlooking, outlook, access to light, noise and disturbance, the physical relationship with other properties, light spillage, air quality or other pollution, and safety and security.
- 8.15 The only change that has the potential to negatively impact upon neighbouring residential amenity is the proposed change in pitch of the roof, which will result in an increase in the total roof height. However, the only direct neighbour is the former Primitive Methodist Chapel, which has no facing windows. The proposed roof height remains modest and will not significantly impact members of the public enjoying the open space to the rear of the property, especially as the change in height will mainly be to the front. The proposed scheme therefore complies with the above policy.
- 8.16 The buttresses which are proposed to the rear of the structure have the potential to impact upon the root protection areas of nearby trees. The excavations for these are proposed to be by hand, with clean pruning of any roots encountered. The Council's Landscape Team has confirmed that, subject to the working methods outlined in the report, no significant detriment to the nearby trees is anticipated.

## **9. Conclusion**

- 9.1 The proposals accord with the relevant national and local policies and guidance listed above and are therefore acceptable.

## **10. Recommendation**

- 10.1 Approve, subject to conditions listed below.

### **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 all respects strictly in accordance with the following approved plans and documents for which permission is hereby granted:

- Drawing nos. 1050/22/06 Rev.B, 1050/22/10 Rev.B, 1050/22/09 Rev.B, 1050/22/08 Rev.B, 1050/22/07 Rev.B and LSDP 2104.01 all received on 24 August 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

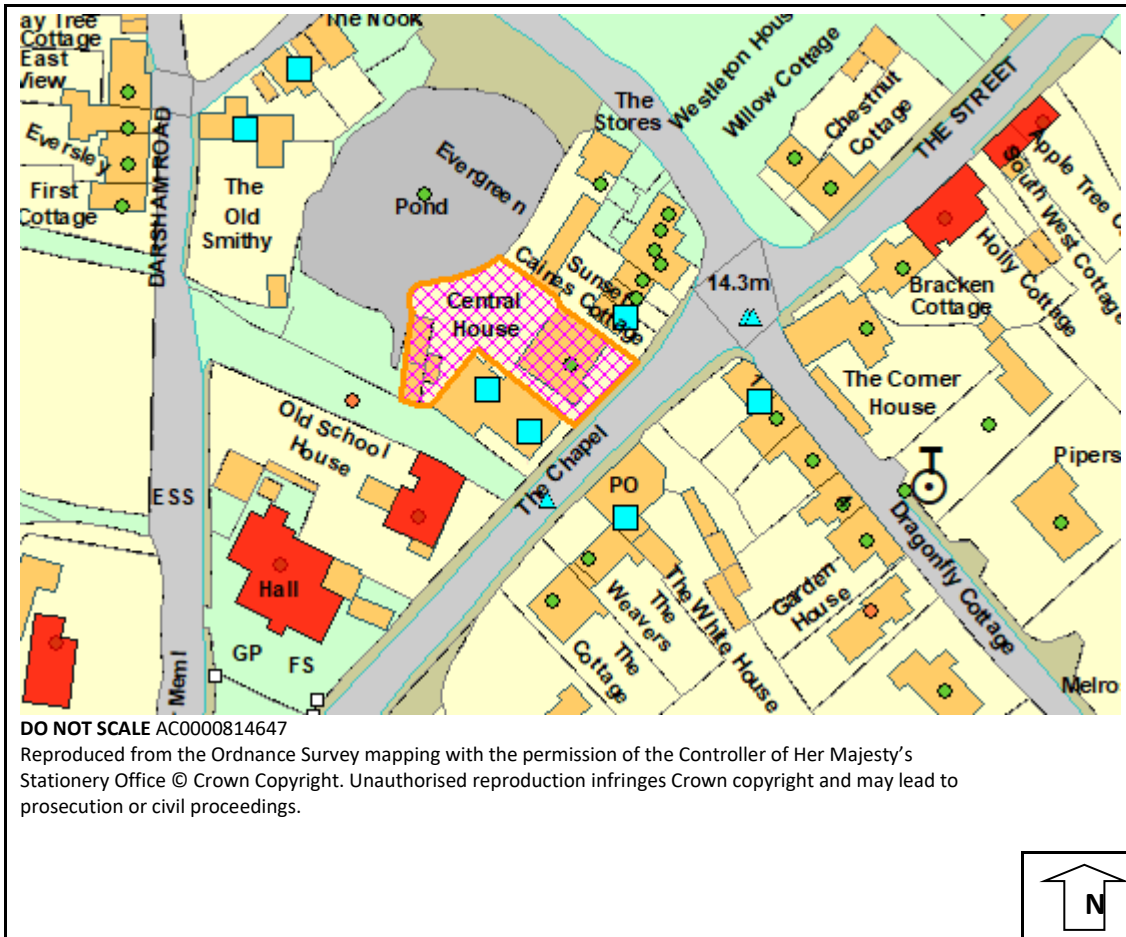
### **Informatives:**

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/23/3327/FUL on [Public Access](#)

# Map



## Key



Notified, no comments received



Objection



Representation



Support