

Item: 7

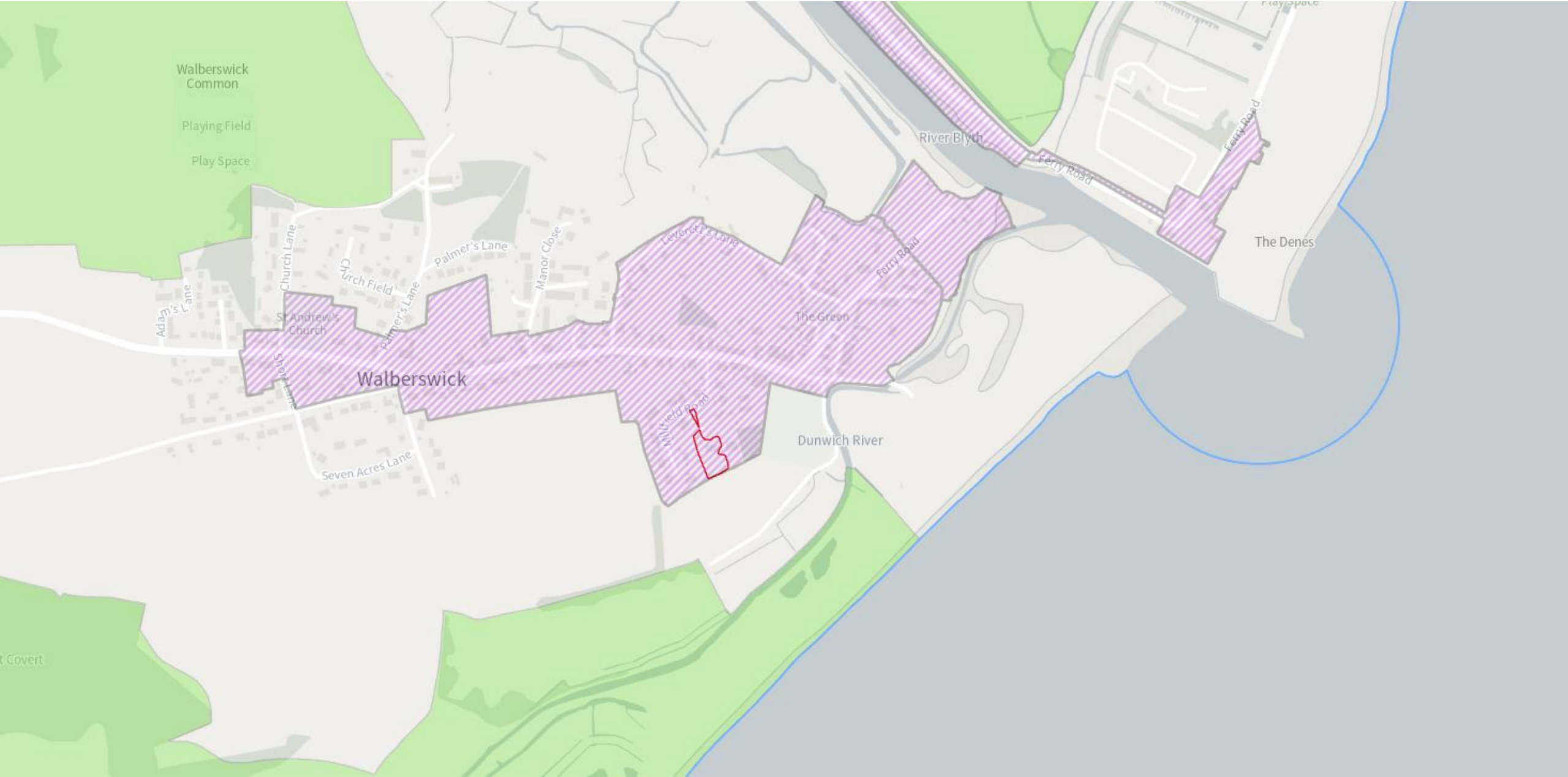
DC/23/3115/FUL

Part demolition, refurbishment and extension of an existing single family home.

Seacroft, Millfield Road, Walberswick



Site Location Plan



Aerial Photograph



Insert Google Streetview Link

Photographs



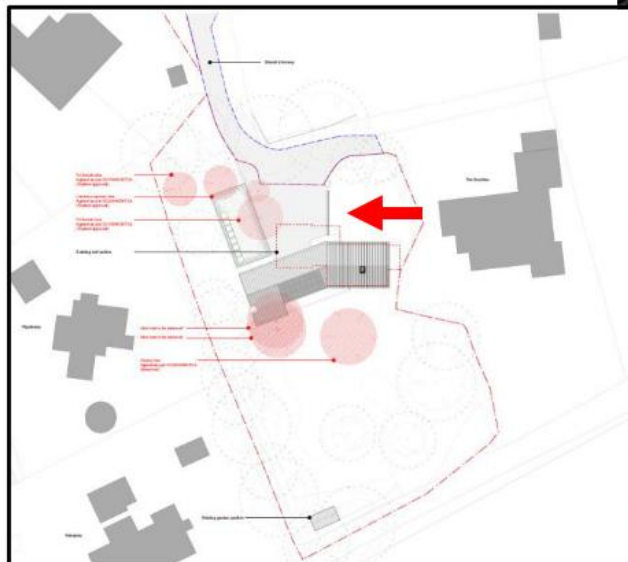
Photographs



Photographs



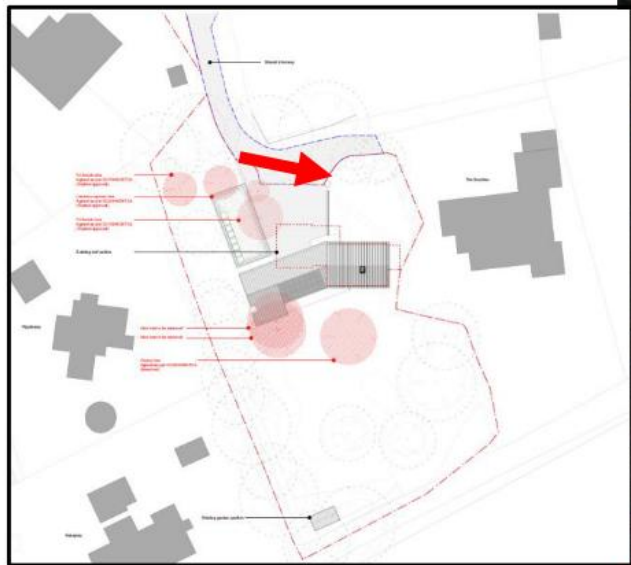
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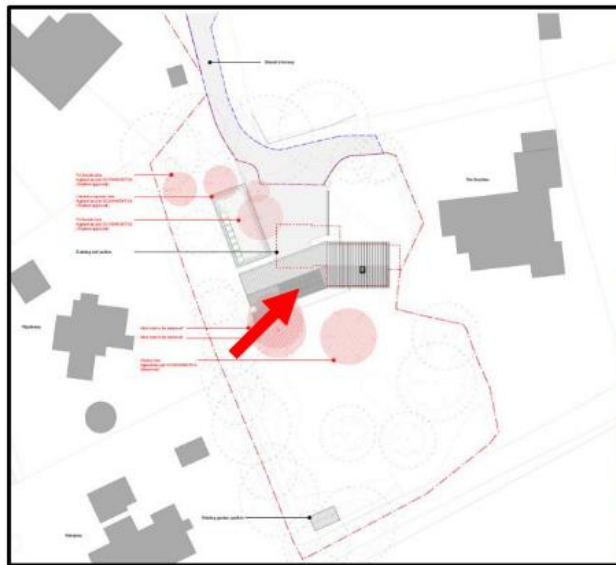
Photographs



Photographs



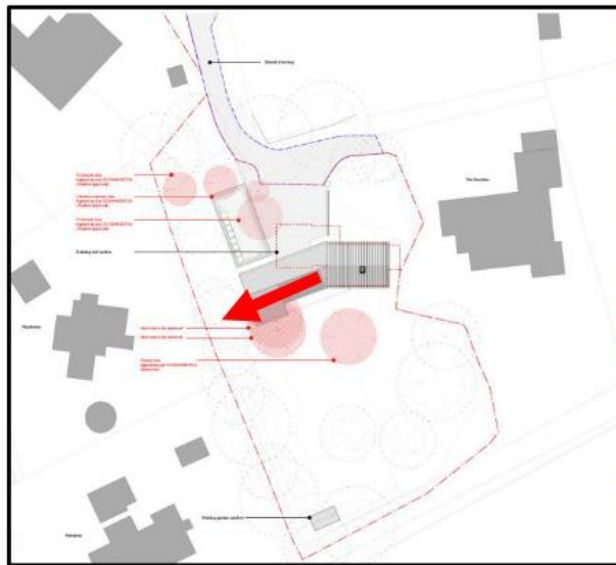
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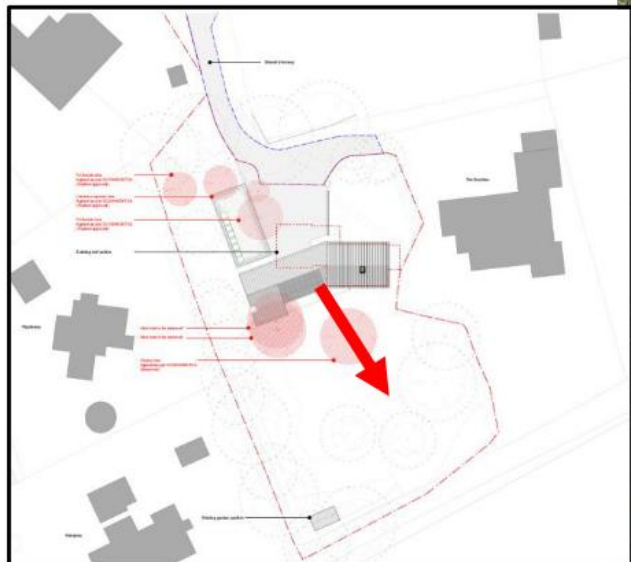
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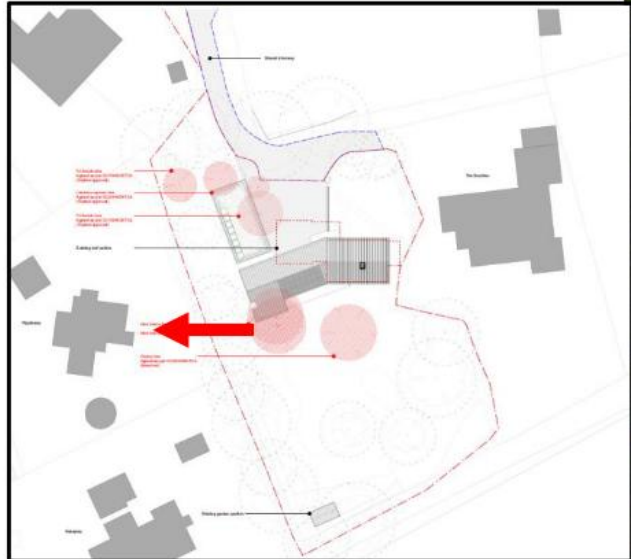
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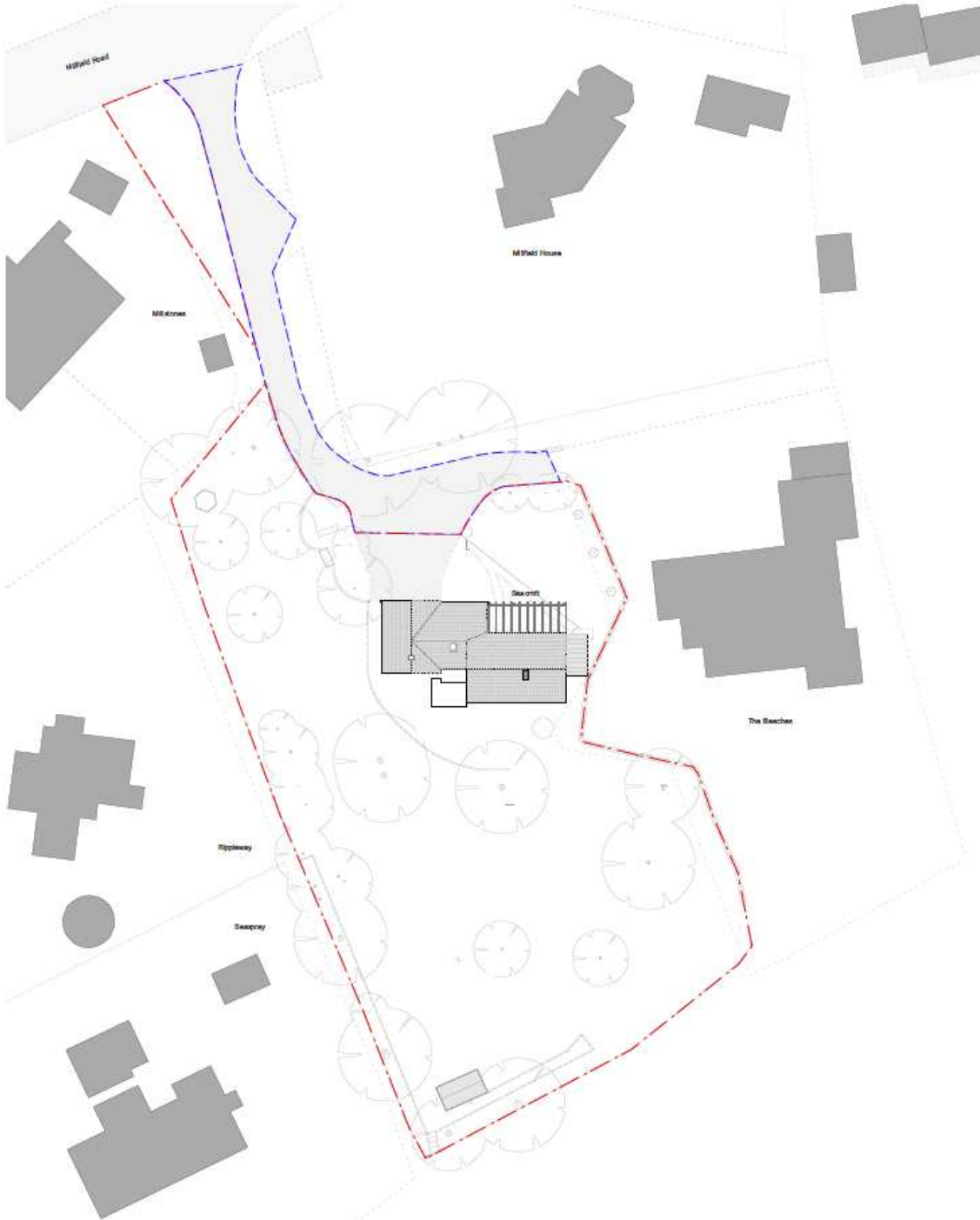
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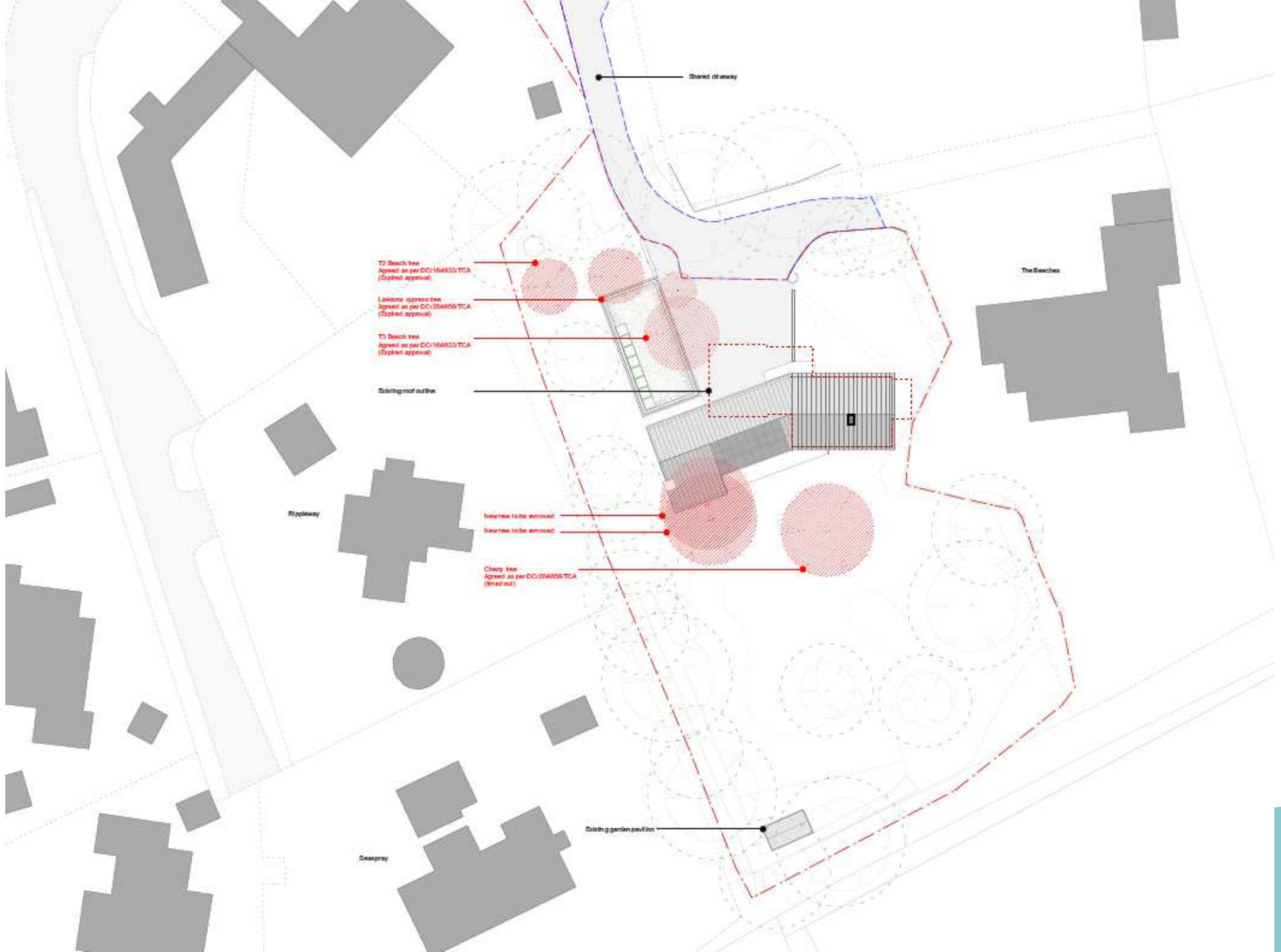
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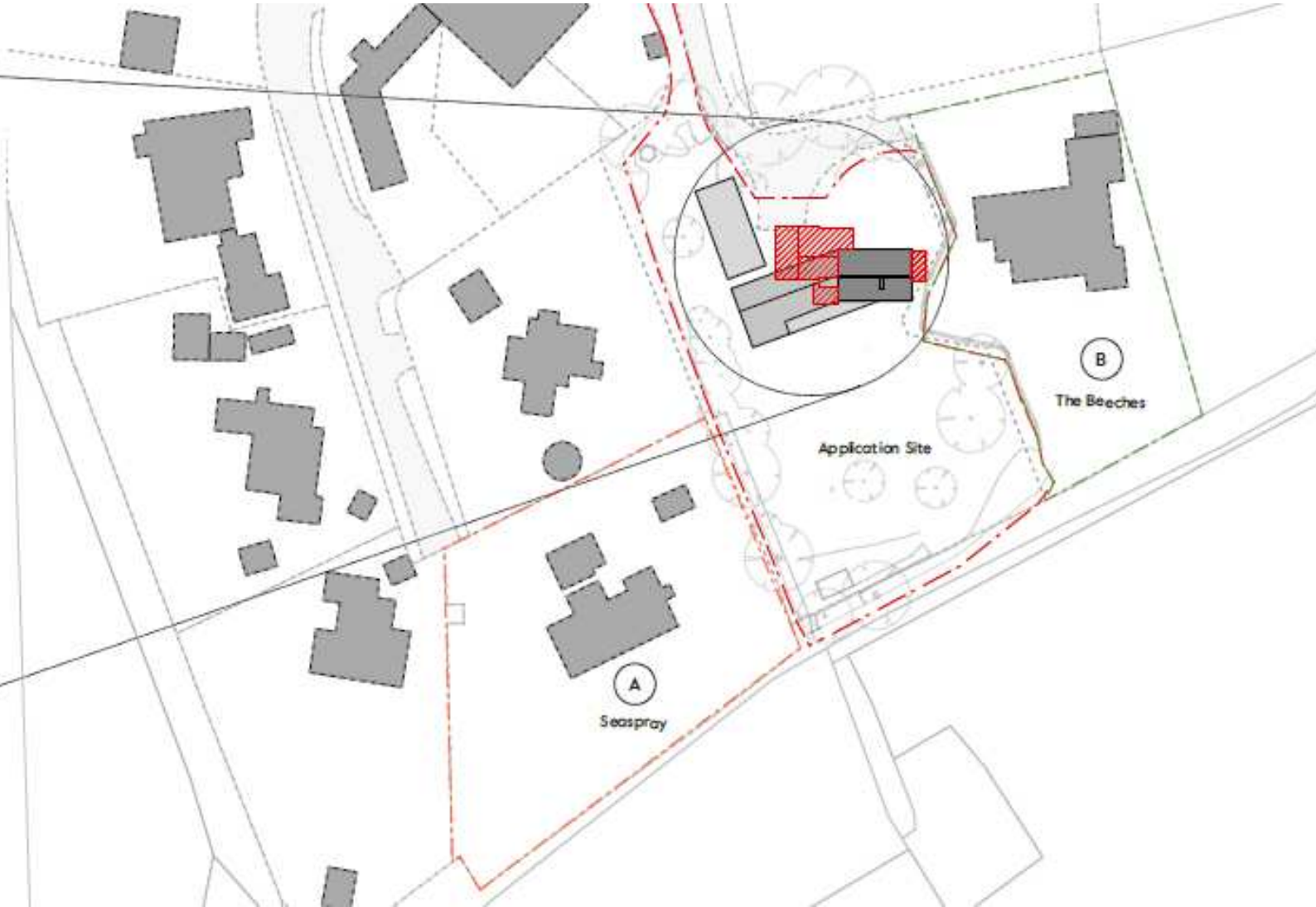
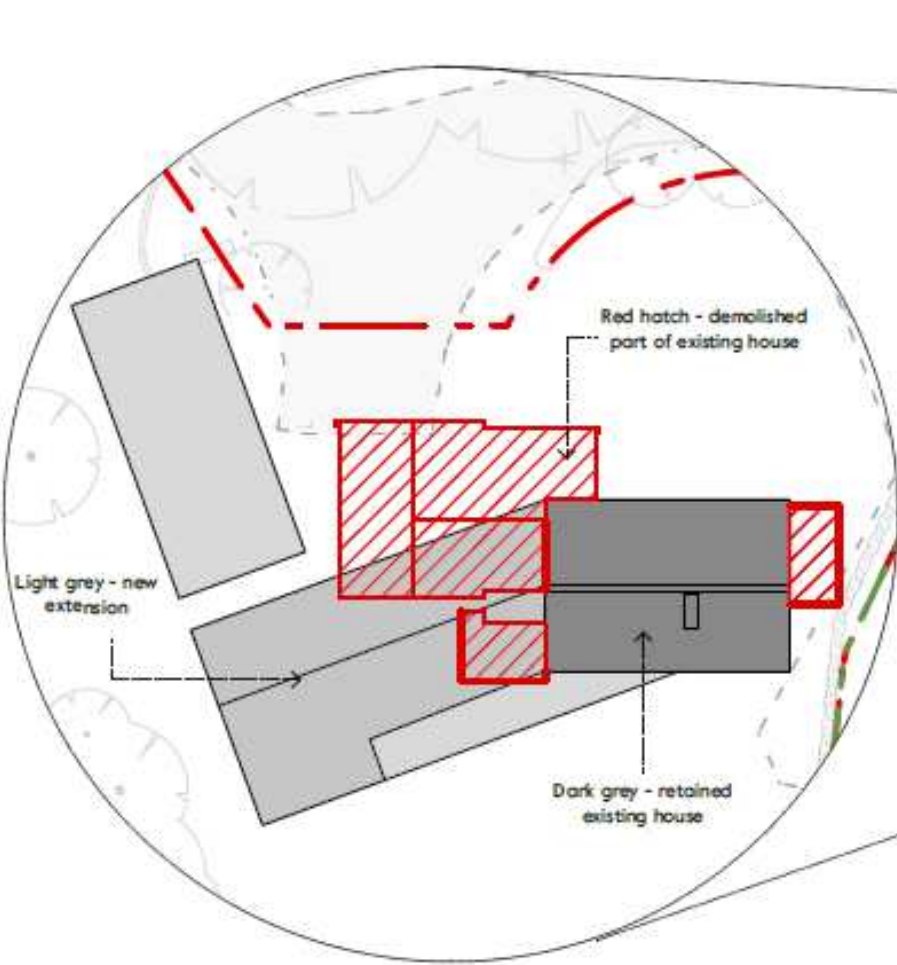
Existing block plan



Proposed block plan

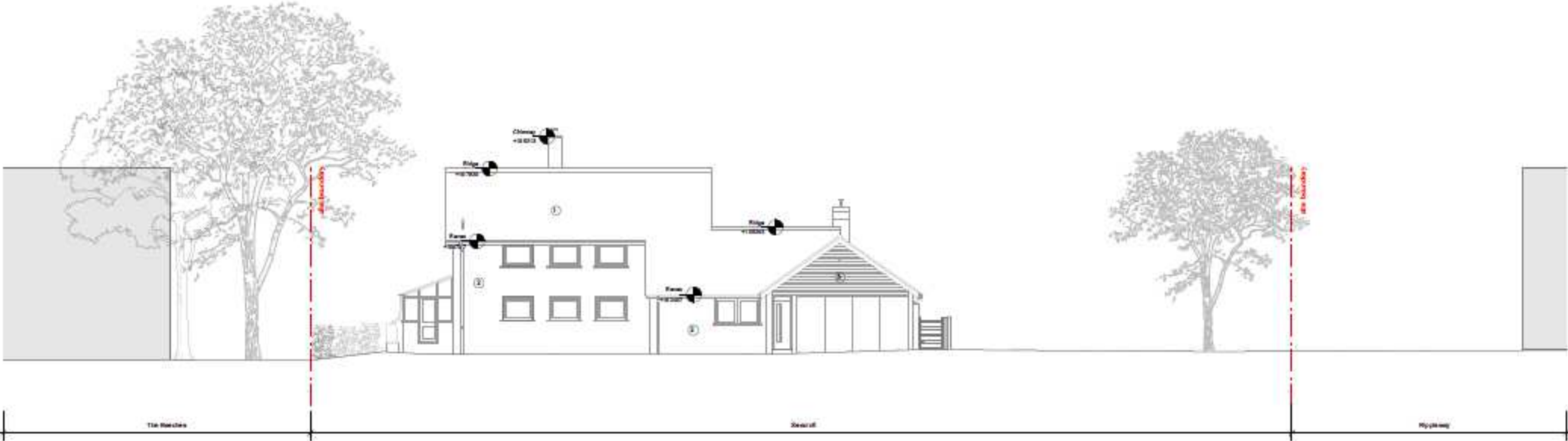


Demolition Plan

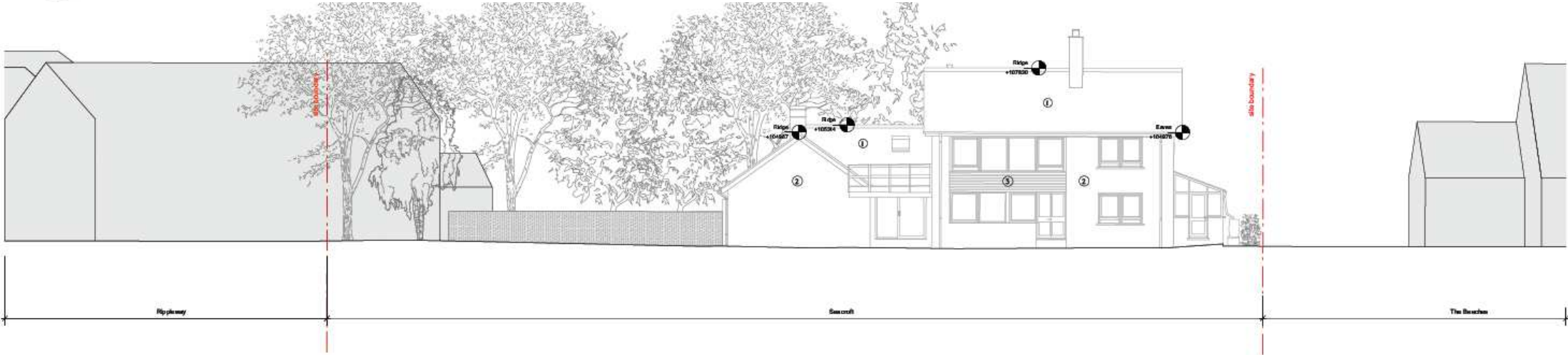


Above: Zoom in of proposal and demolition
Right: Proposed site plan

Existing elevations



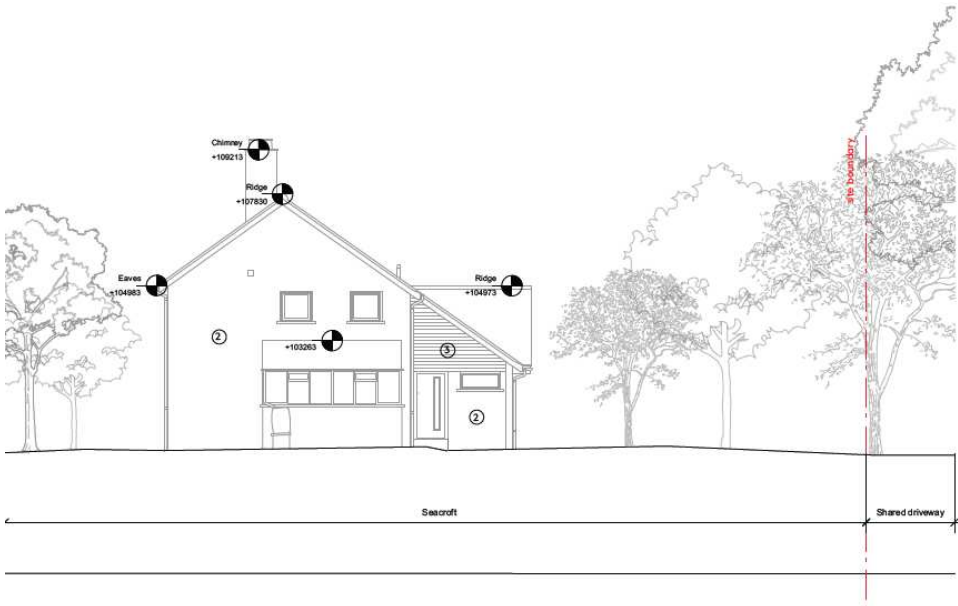
1 Existing North Elevation
EX-000 Scale 1:100



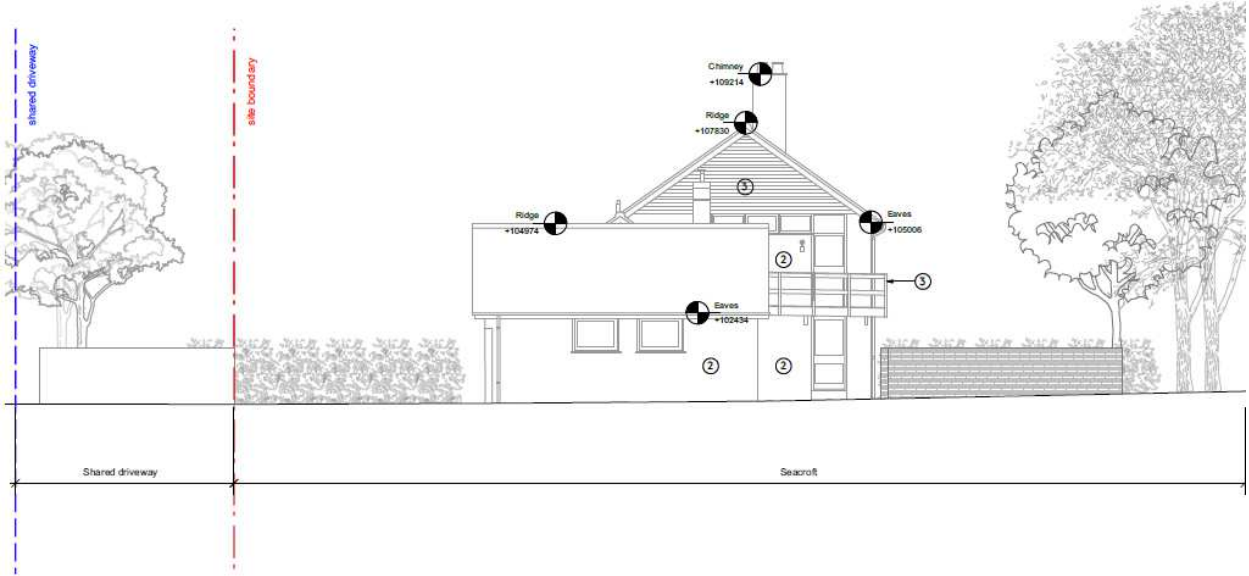
2 Existing South Elevation
EX-000 Scale 1:100



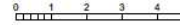
Existing elevations



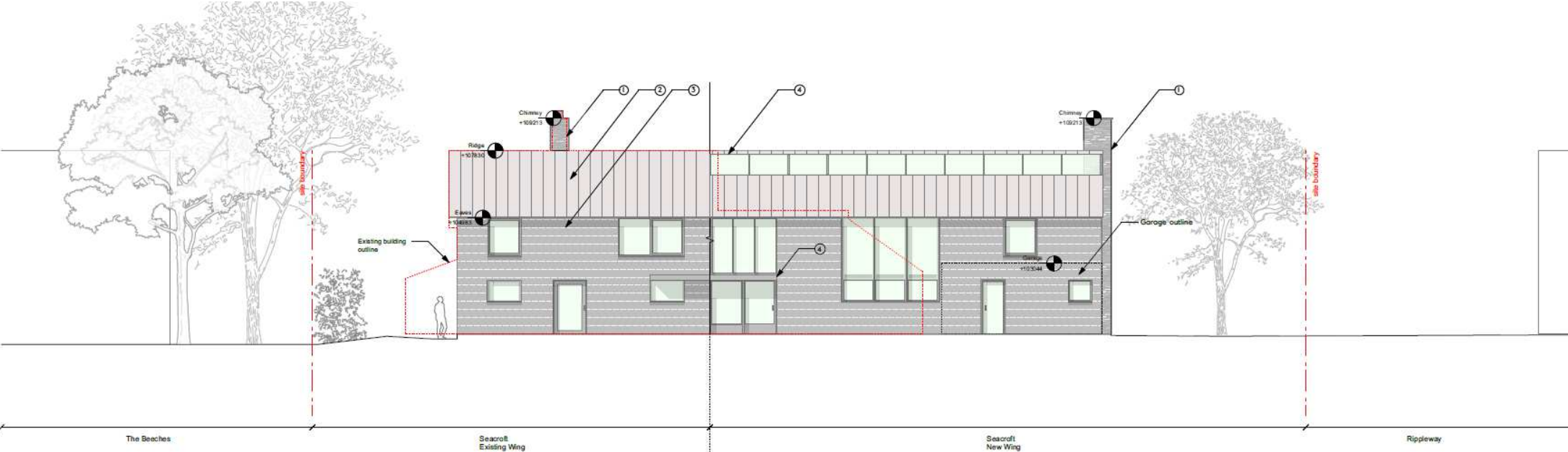
1 Existing East Elevation
EX-031 Scale: 1:100



2 Existing West Elevation
EX-031 Scale: 1:100

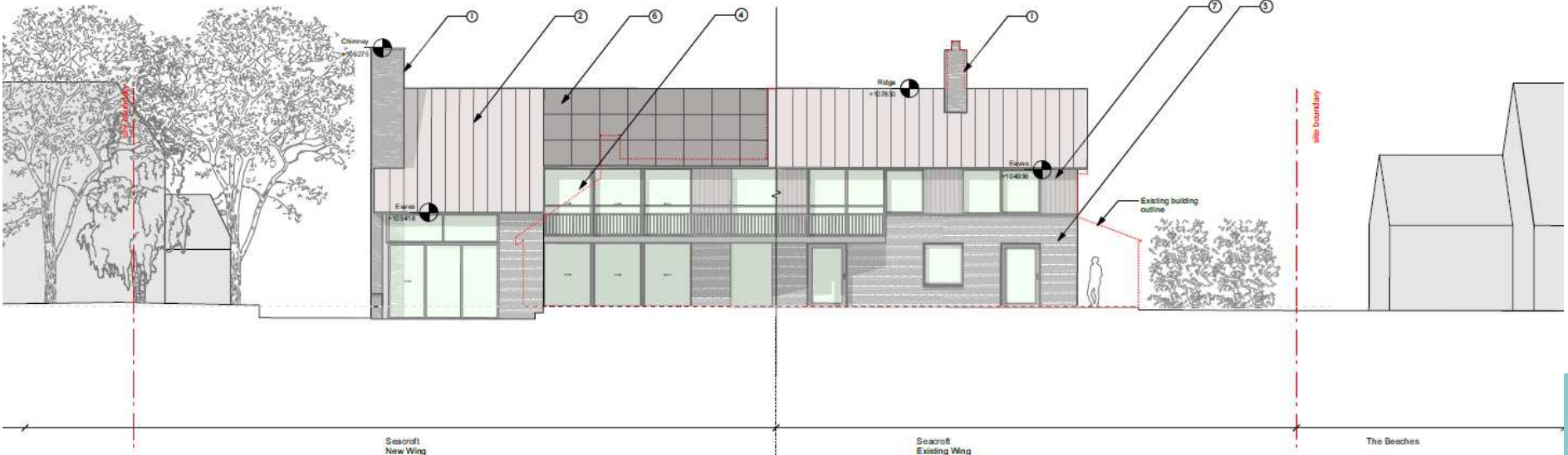


Proposed elevations



1 Proposed North Elevation - Existing Wing
Scale: 1:100

- Material Key
1. Purbeck stone
 2. Zinc roof
 3. Dark brick
 4. Dark aluminium window/door
 5. Glass door
 6. PV panel
 7. Timber panel
 8. Green roof
 9. Brick fascia
 10. Timber garage door



3 Proposed South Elevation - New Wing
Scale: 1:100

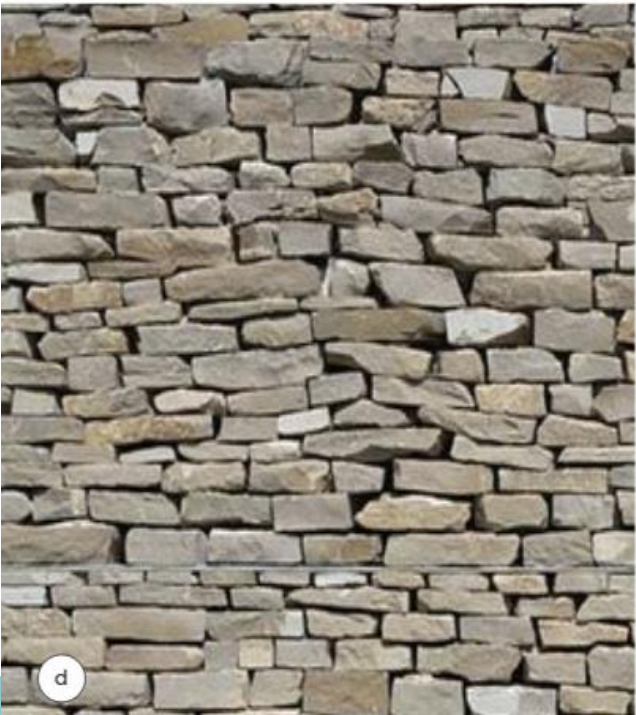
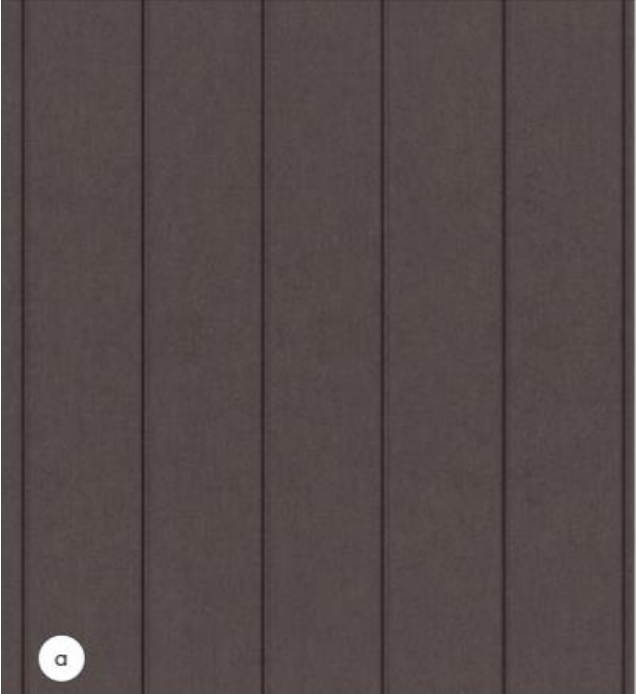
4 Proposed South Elevation - Existing Wing
Scale: 1:100



3D Visualisations



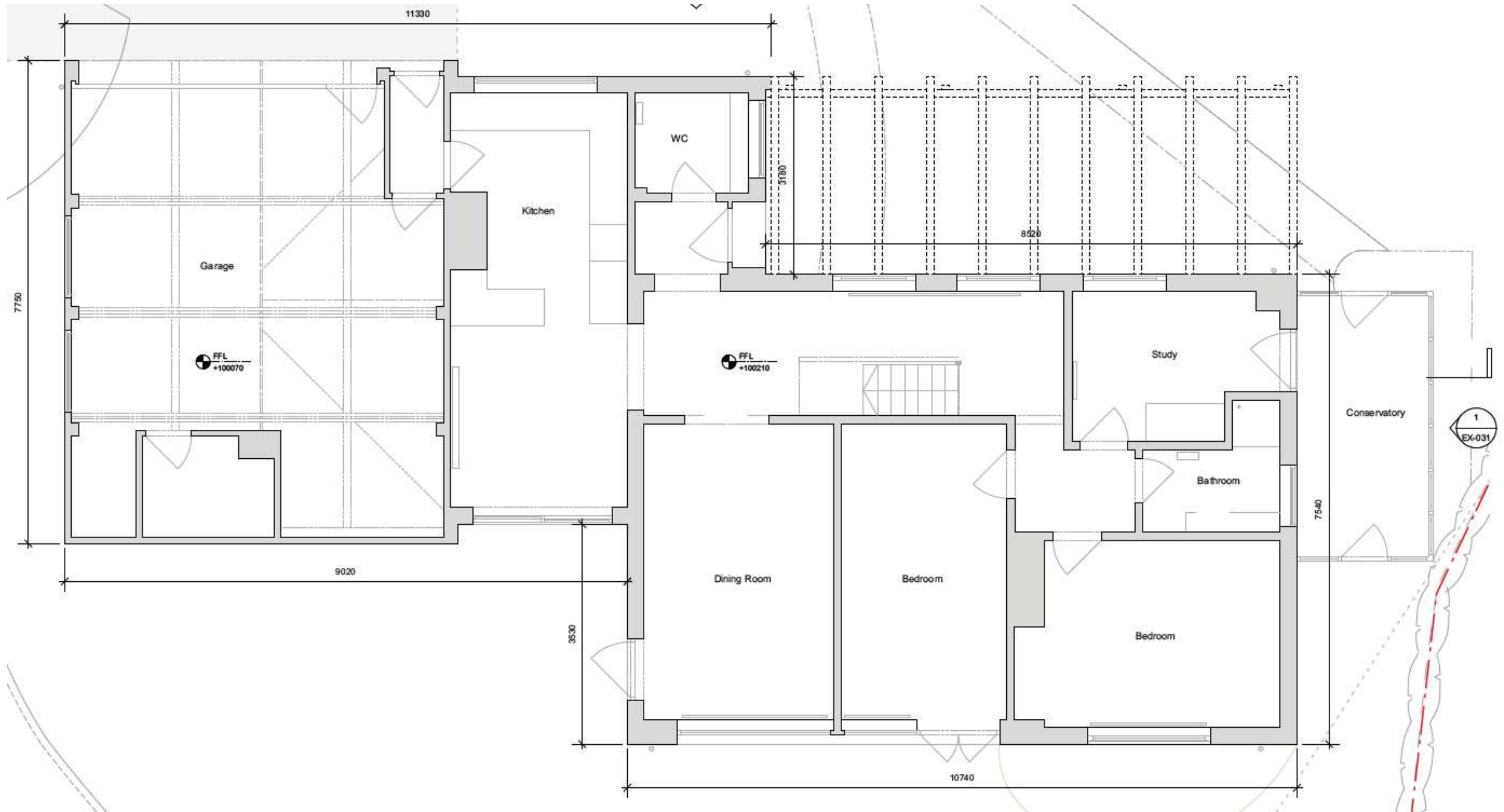
Proposed materials



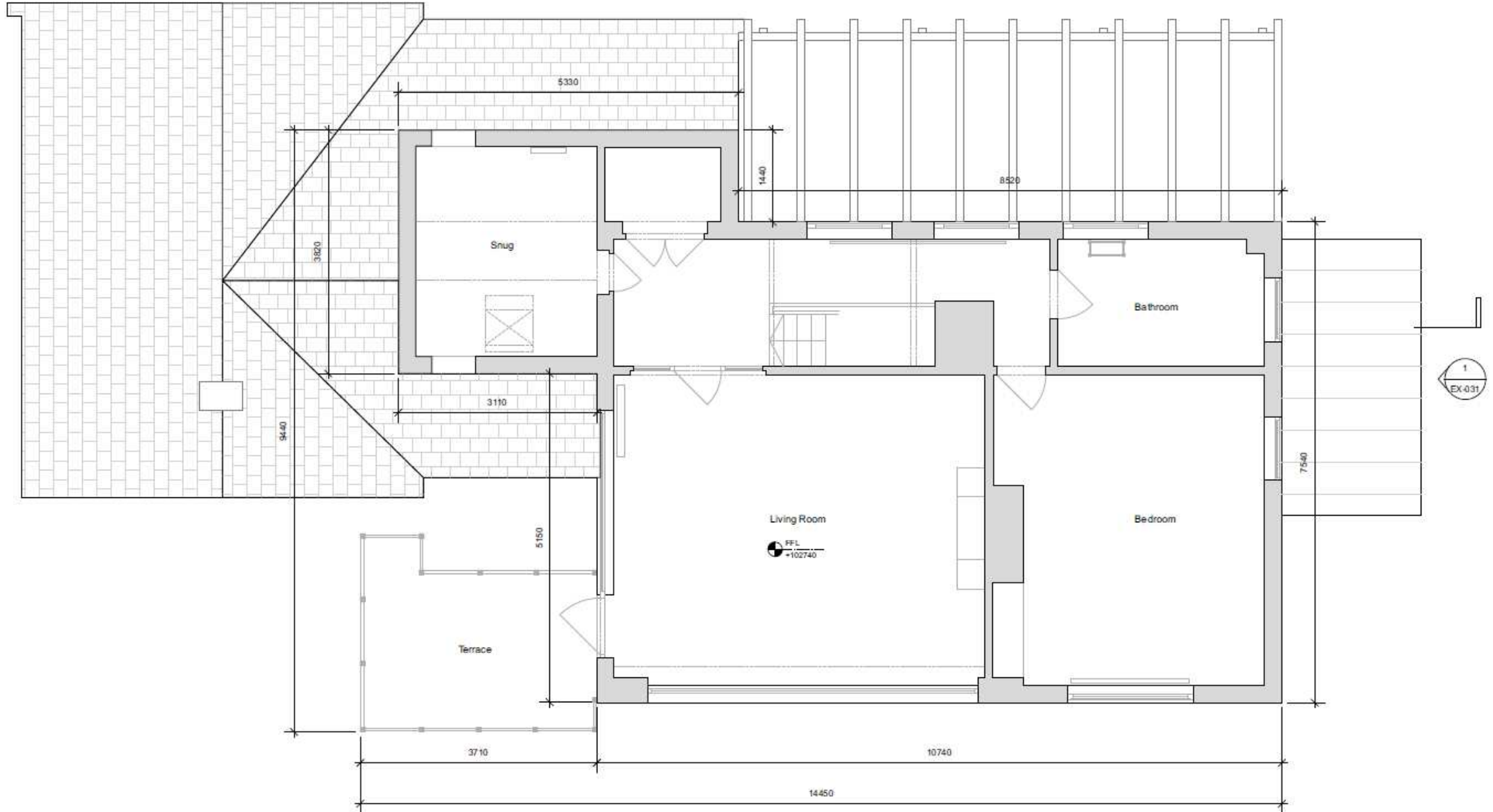
Key:

- a) Zinc Roof
- b) Rich Timber
- c) Dark Brick
- d) Purbeck Stone
- e) Dark Aluminium Windows and doors

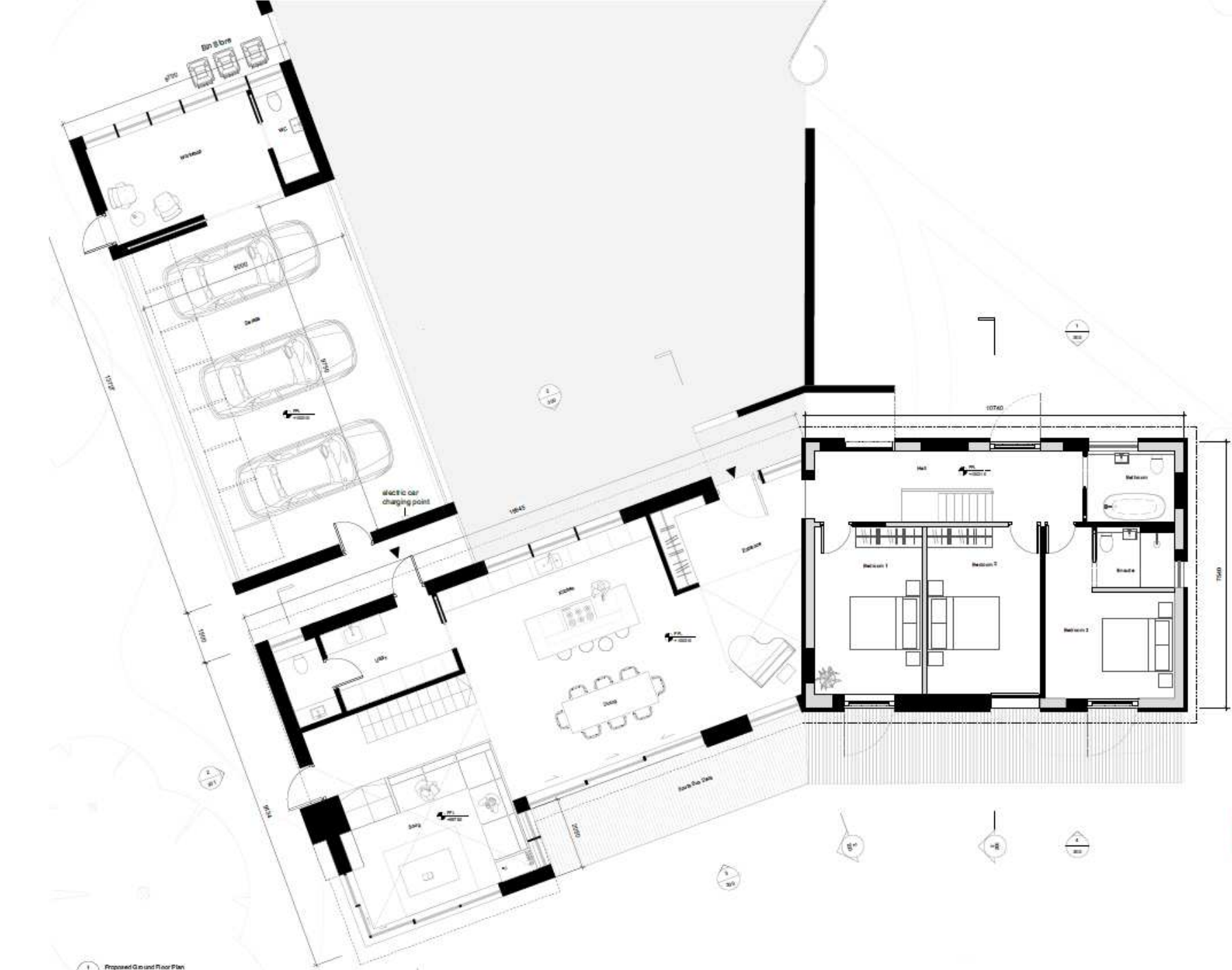
Existing Ground Floor Plan



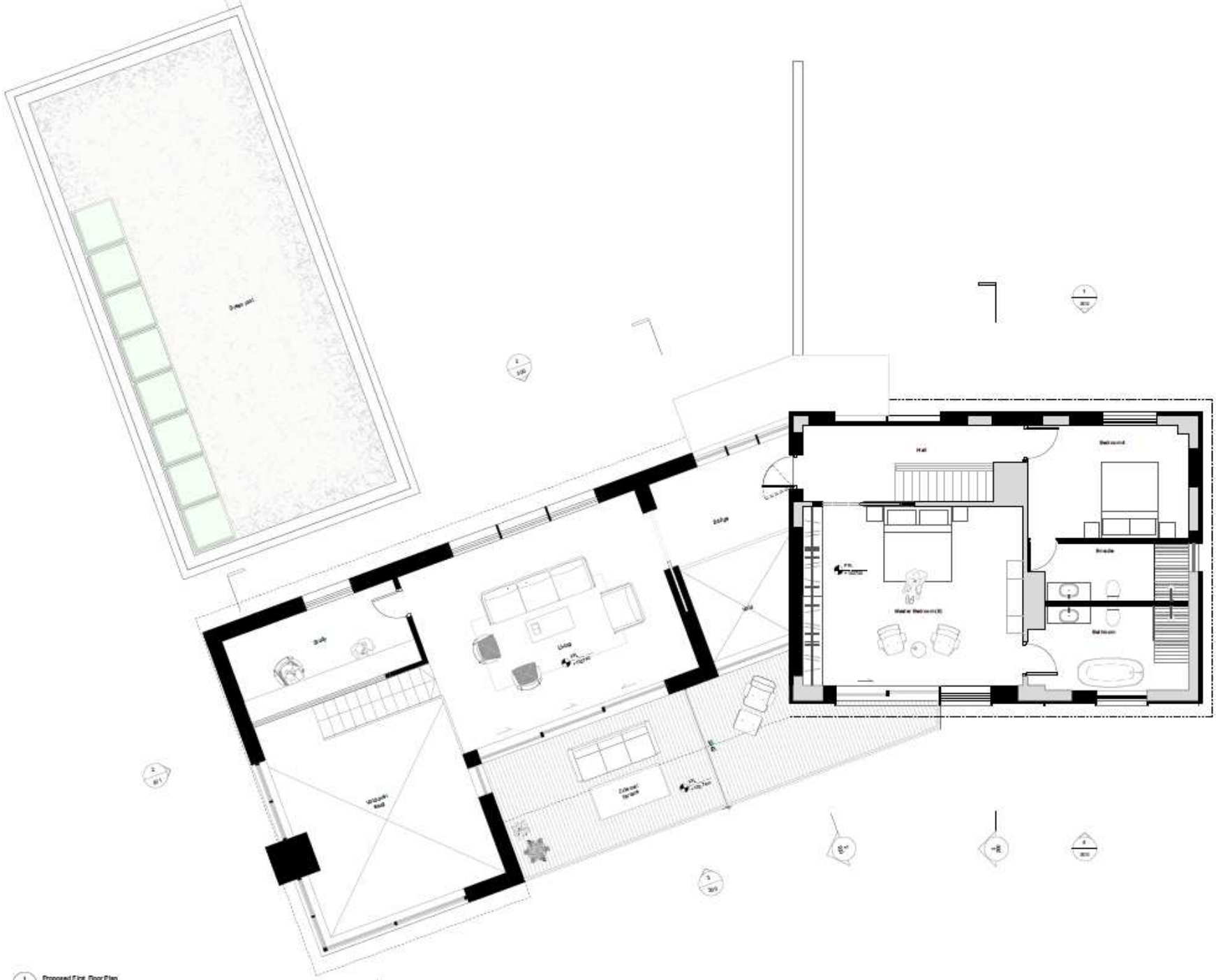
Existing First Floor Plan



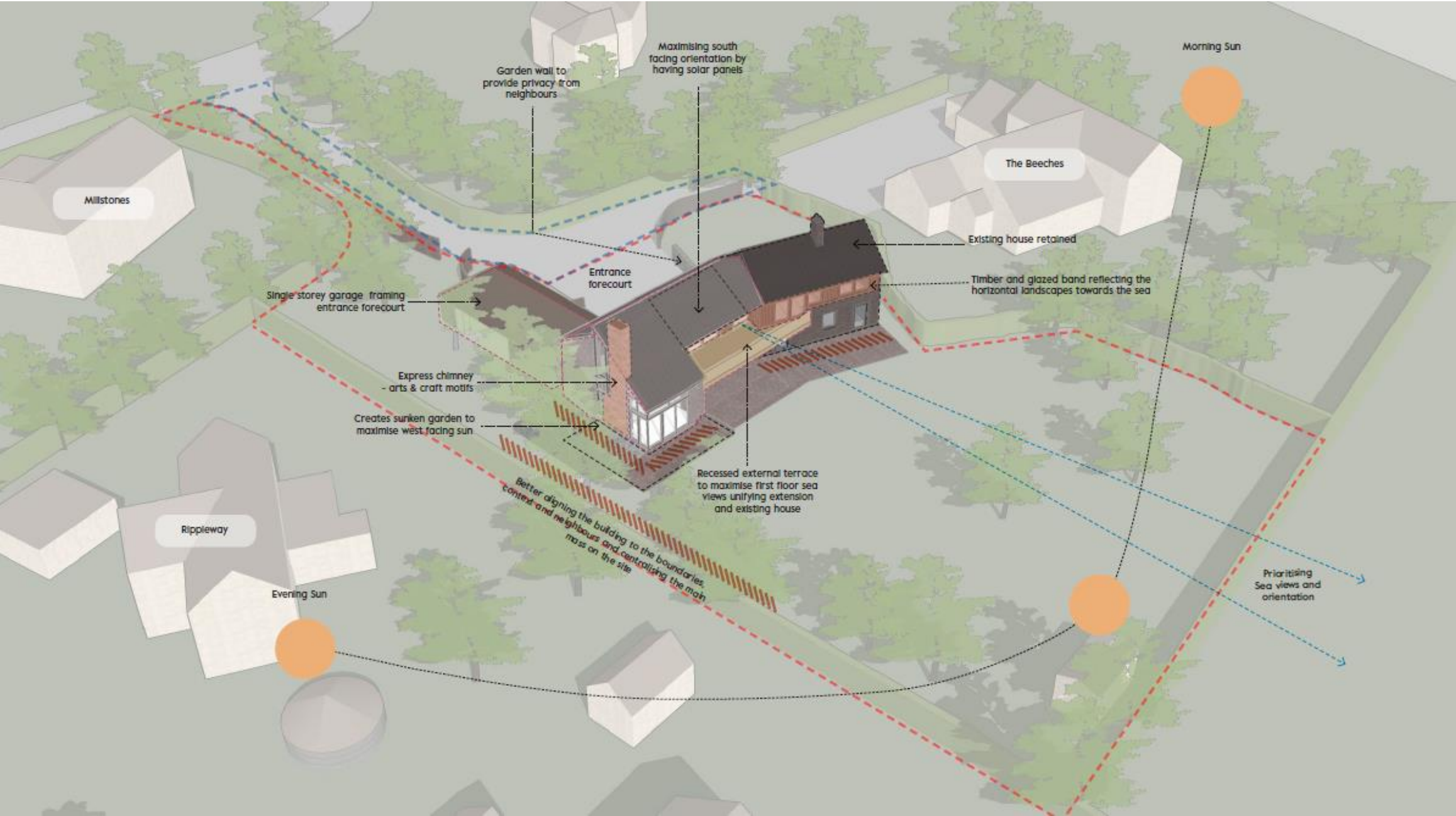
Proposed Ground Floor Plan



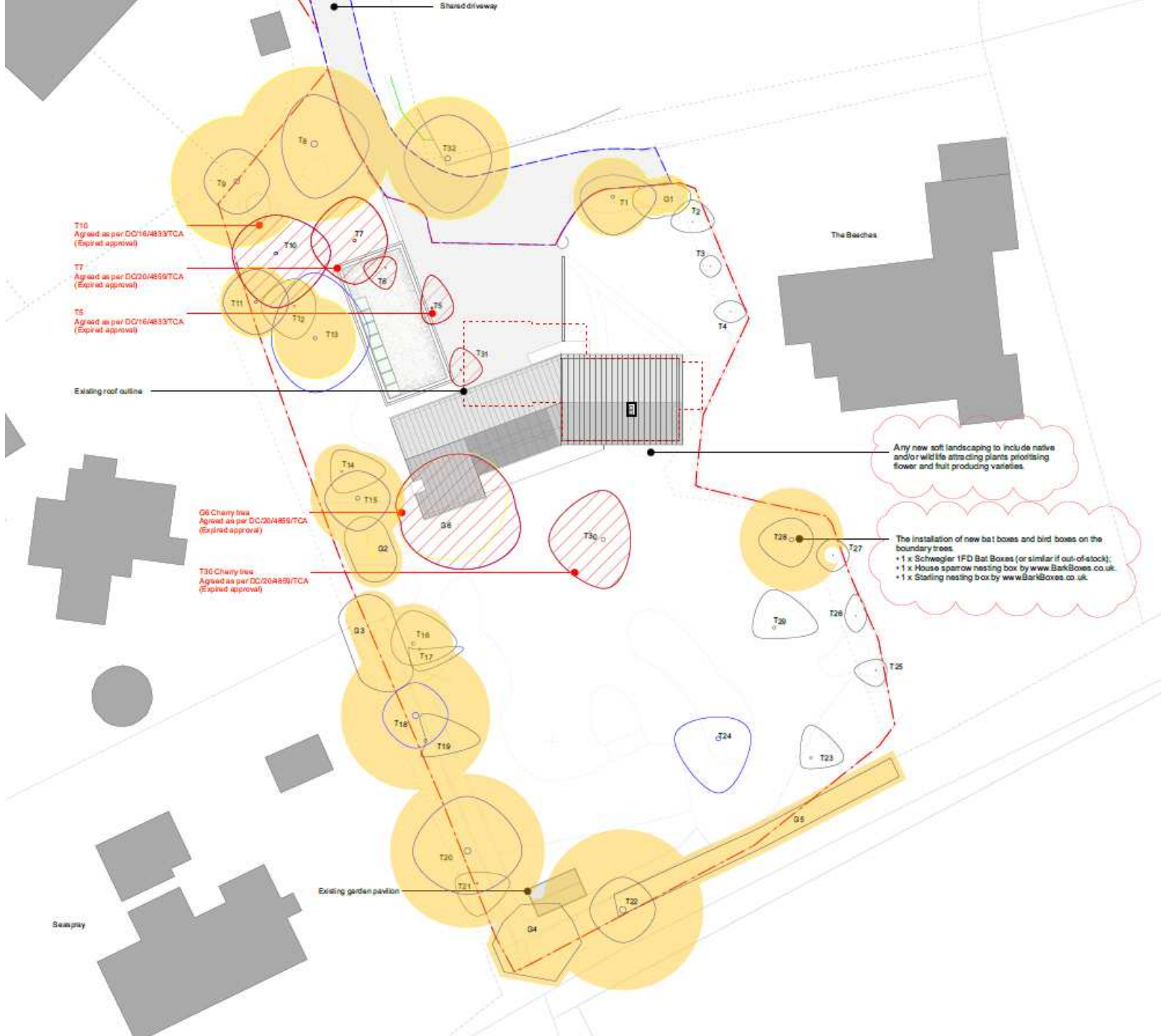
Proposed First Floor Plan



Proposed Concept Plan



Landscaping details



Light spill measures

- There is no new garden lighting as part of this application.
- Any external building lighting to be non-intrusive, low-level, downward facing, and will turn off when not in use. Specification to be in-line with recommendations;
 - Not more than 500 lumens
 - Less than or equal to 3000k colour

To the rear elevation (looking south towards the coastal path) roof lights have been avoided, and all proposed fenestration to the extension is recessed at first floor with an adjacent solid catslide roof.

Windows will be deep recessed in external wall with large over hanging eaves to mitigate light spill.

Clerestory lights have been positioned away from AONB and will have lower LTV (Light Transmission Value) per the recommended guidance

Large eaves over hangs limiting light spill.

Curtains & Blinds on windows

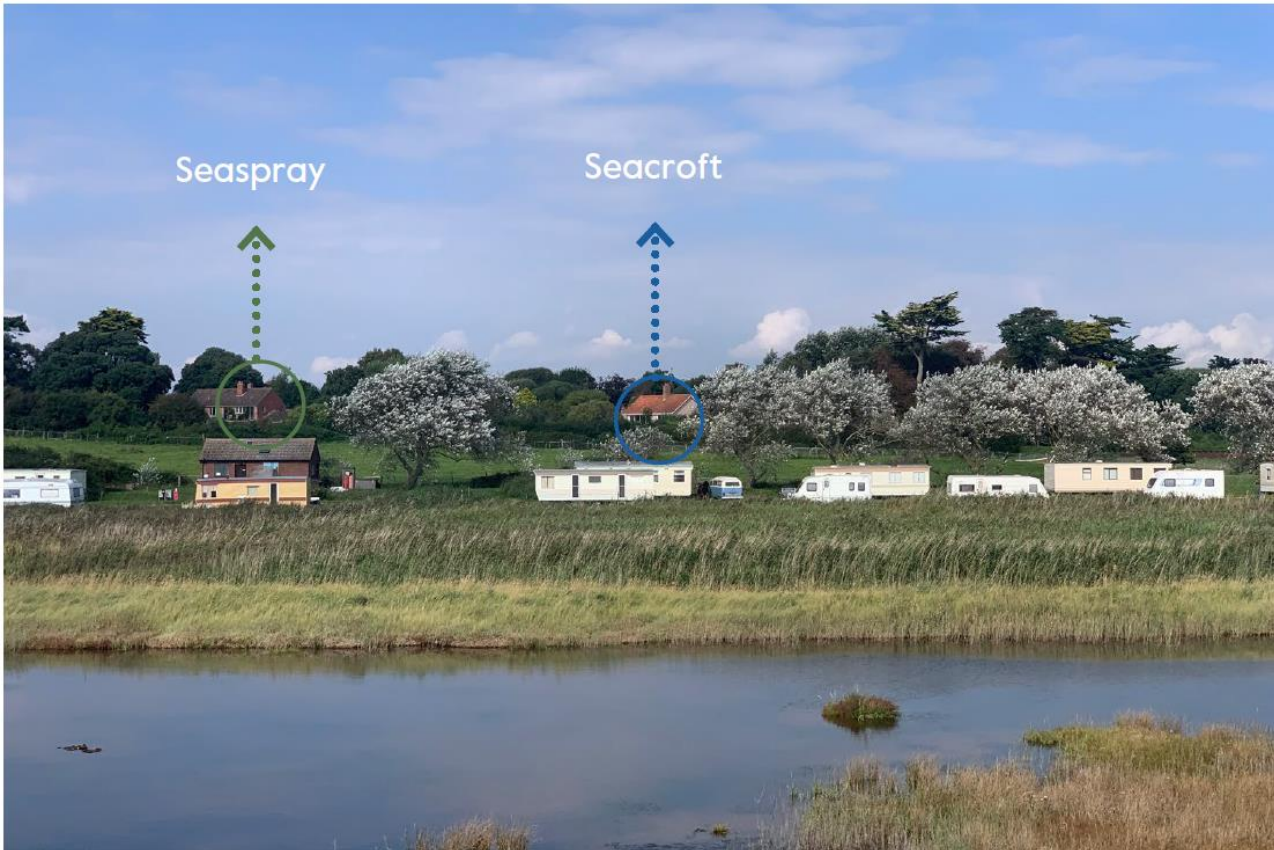
Low level downward facing external lighting on balcony

Internal lights installed away from perimeter glazing & Secondary lighting in the form of low-lux lamps

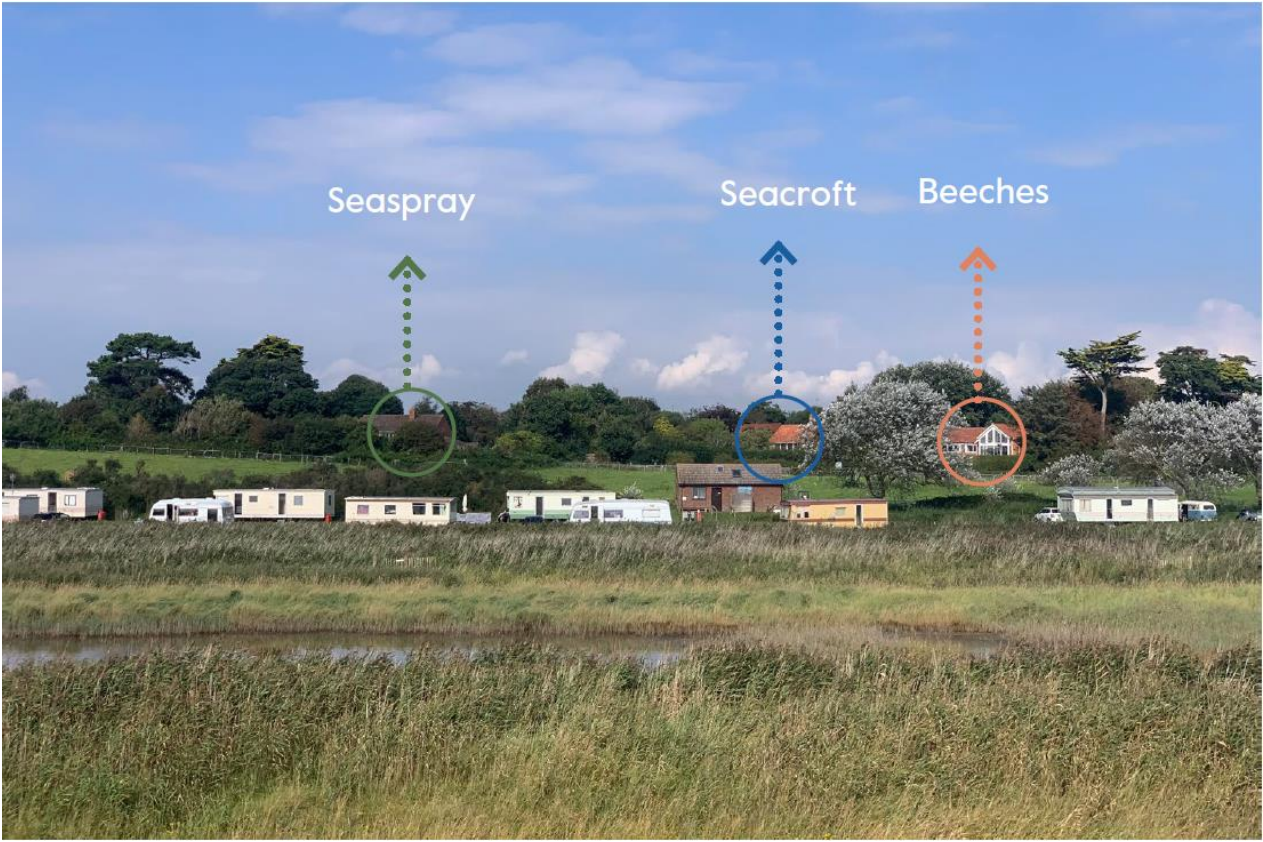
Ground floor openings set back under balcony reducing light spill

Above: Proposed axo section through proposed extension


Visual Impact



Visual Impact



Material Planning Considerations and Key Issues

- Design and Conservation
 - Amenity
 - Biodiversity
 - Highway Safety
- 

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Time limit**
- **Plans**
- **Materials**
- **Development in accordance with ecology appraisal**
- **No foliage removal in bird nesting season**
- **Lighting design strategy for biodiversity**
- **New glazing to Visible Light Transmittance (VLT) of 0.65 or lower.**
- **No first floor above snug**
- **Tree Protection**

(As per Pages 56-58 of the report)