



## **Committee Report**

**Planning Committee North** – 14 February 2022

**Application no** DC/22/2617/FUL

**Location**

Hope Cottages  
Church Green  
Southwold  
Suffolk  
IP18 6JB

**Expiry date** 22 September 2022

**Application type** Full Application

**Applicant** East Suffolk Council

**Parish** Southwold

**Proposal** Replacement of existing front and back doors (including frames) on cottages 1-6, works will be carried out ensuring that replacement doors are as close to existing doors as possible. Colours will match existing colours as closely as possible.

**Case Officer** Charlie Bixby  
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## 1. Summary

- 1.1 The proposed application seeks planning permission to replace the existing front and back doors on Hope Cottages, numbers 1-6.
- 1.2 The application is required to go to Planning Committee for determination due to the applicant being East Suffolk Council, the application will therefore be considered at the North Planning Committee. The Officer recommendation is to approve.

## 2. Site Description

- 2.1 This group of properties known as Hope Cottages are situated in a prominent position within the conservation area and are noted within the CA appraisal as being of local importance but are not listed themselves. They are attractive single storey properties with Dutch gables. The existing windows are pairs of timber casements with top openers on one side, with storm proof detailing. A Grade I listed church lies to the north of the site.

## 3. Proposal

- 3.1 The proposed application seeks planning permission to replace the existing front and back doors on cottages 1-6, the proposed doors would be matching in design.

## 4. Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	8 August 2022	31 August 2022
Summary of comments: Southwold Town Council: "The Town Council has no objection to these proposals. However, the Town Council is surprised that no heritage statement has been provided for this application which is in a Conservation Area."		

## 5. Third Party Representations

No third-party representations received.

## 6. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	12 August 2022	5 September 2022	Beccles and Bungay Journal
Category	Published	Expiry	Publication
Conservation Area	12 August 2022	5 September 2022	Lowestoft Journal

## Site notices

General Site Notice

Reason for site notice: Conservation Area

Date posted: 31 August 2022

Expiry date: 21 September 2022

## 7. Planning policy

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

National Planning Policy Framework 2021

## 8. Planning Considerations

### Design

- 8.1 The existing front and rear doors on the application properties, are softwood with plywood panels and single glazing at the top. The proposed replacement doors would be matching in design and constructed of hardwood with double glazed slimline glazing. The doors will be painted to match the existing colour as closely as possible.
- 8.2 The properties are mostly screened from the associated streetscene, but there are popular footpaths nearby the site leading to the listed church to the north. Nevertheless, the proposed works are considered to be minimal in terms of visual impact and should cause little to no impact upon the wider character of the area, the design is considered to be appropriate and the materials sympathetic for an updated replacement set of doors on the application properties.
- 8.3 The properties are noted as of 'local importance' in the existing Southwold Conservation area appraisal, like most of the nearby surrounding area. The proposed works are considered to benefit the longevity of the properties and will preserve the special character of the conservation area and its associated setting. The submitted amended Heritage Statement is sufficient to meet the requirements of Paragraph 194 of the National Planning Policy Framework. The proposal will not result in harm, the existing doors are not original but their design will be carried through to the replacement doors and the colour to match the existing as closely as possible.
- 8.4 The proposed replacement of the existing doors with new ones will have no additional or adverse impact upon adjacent neighbouring properties or the wider residential amenity. The proposal is therefore considered to be acceptable in terms of residential amenity.

- 8.5 The proposal is considered to be acceptable, preserving the character of the wider Southwold Conservation Area and its setting. Overall, the proposal is considered to be in accordance with local planning policies W8.29, W8.35, W8.37, W8.38 and W8.39.

## **9. Conclusion**

- 9.1 Overall, the proposal is considered to be minor in terms of visual and amenity impact, the wider Conservation Area character will be preserved and the proposal is considered to be compliant with local planning policies and the wider National Planning Policy Framework and the relevant paragraphs.

## **10. Recommendation**

Approve.

### **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 completed in all respects strictly in accordance with the submitted; Site Plan, Block Plan, Proposed Door Glazing plan and Door Panel plan received 30/6/2022, updated Heritage Statement received 13/1/2023 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

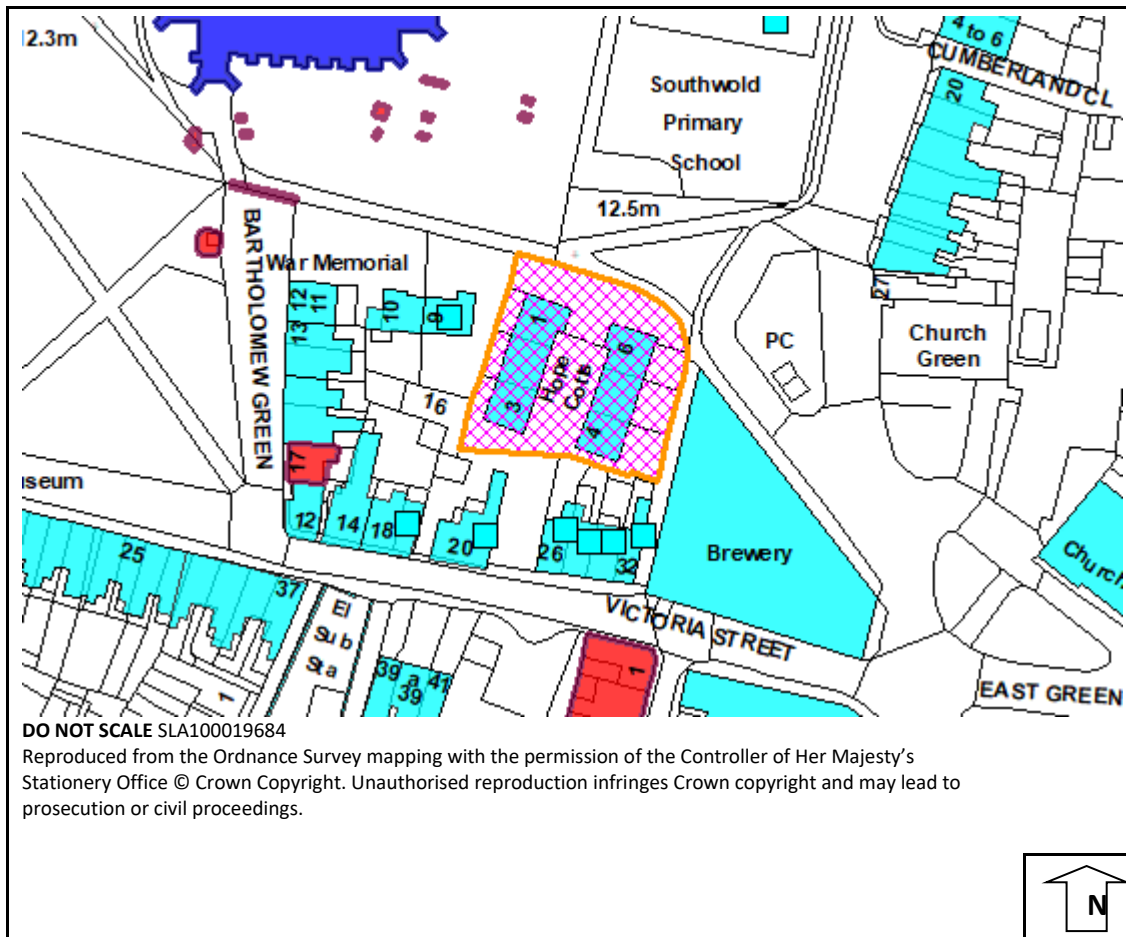
### **Informatives:**

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/22/2617/FUL on [Public Access](#)

## Map



## Key



Notified, no comments received



Objection



Representation



Support