



## **Planning Advisory Panel North (7 April 2020)**

**Item 7 – DC/20/0858/FUL - Demolition of existing garage and garden room. Construction of two storey side extension and porch. New and extended dormers. Render and weatherboarding to walls, replacement roof tiles - Little Chapter, Church Field, Walberswick, IP18 6TG**

**DC/20/0858/FUL**

**Demolition of existing garage and garden room. Construction of two storey side extension and porch. New and extended dormers. Render and weatherboarding to walls, replacement roof tiles.**

**Little Chapter, Church Field, Walberswick, IP18 6TG**

**Area Team:** North

**Case Officer:** Chris Green

**The application is at the Planning Advisory Panel because the ‘Minded to’ decision of the Planning Officer is contrary to the comments from Walberswick Parish recommendation to Refuse.**

### **Walberswick Parish Council**

*“Planning Consultation Response: Reference DC/20/0858/FUL*

*Address Little Chapter, Church Field, Walberswick, IP18 6TG*

*Deadline 20th February 2020*

*Considered at meeting dated 9th March 2020*

*Extension granted until N/A Extension granted by and date N/A*

*Opinion of the Parish Council: That the application does not comply with clauses DM21 and DM23 of the Local Plan and should be REFUSED.*

*Material Considerations TO OBJECT.*

*Description: Little Chapter is a chalet bungalow in Church Field, adjoining the Conservation Area and within sight of the churchyard. The intention is to replace the flat roofed garages and garden room at the west end of the house with a two storey wing to provide more living accommodation and additional bedrooms. WPC objected to the previous application to enlarge the house for the following reasons, based on non compliance with policies DM21 and DM23 of the Local Plan:- Given its size and orientation, the two storey extension would become the dominant element on the site, at the expense of the existing house and its setting.- The size of the extension and its proximity to the boundary would detract from the amenity of the adjoining property, Bentles.- The extension would detract from the setting of the church and the sanctity of the churchyard, overlooking the area with more recent graves where people gather for burials- The proposed gabled dormer windows on the north elevation were obtrusive and out of scale with the character of the house. In addition, there was concern about the impact of extending the house across the site at the expense of the sense of openness towards the south. The application was refused in January 2020. A revised scheme has now been submitted which seeks to address these issues.*

*2.1 The revised design incorporates a small reduction in the footprint of the extension, a slight lowering of the ridge and an adjustment of the roof pitch. These marginal changes will have little or no impact on the considerations referred to above. 2.2 The junction of the existing roof and the roof over of the proposed extension has been reconfigured to create a new gable end overlooking Bentles to the west. The resultant pitches will close off any sense of openness towards the south but the gable itself may seem less oppressive than the flank wall previously proposed 2.3 The gabled dormer windows along the northern elevation have been somewhat reduced in size but remain obtrusive and out of character with the house, in particular when viewed from Church Field. Even more conspicuous is the room sized dormer which has been introduced into the roof of the new extension, opposite the open entrance to the site. Extending the 'catslide' dormer on the south elevation into the roof of the new extension undermines the integrity of the original roof form. CC'ed: Chair of Walberswick Parish Council; District Councillor representing Walberswick Parish Council. Administrator for Planning Advisory Group."*

**Ward Member (Cllr David Beavan)**

No comments from ward member

**Statutory Consultees:**

SCC Archaeology

No comments from consultee

**Non- Statutory Consultees**

Design and Conservation

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Internal Planning Services consultee, comments incorporated in to officers comments section of this report.

### **Third Party Consultees**

Summary of comments from consultees

Immediate neighbour objection: former Architect and Planner.

This remains the same proposal as that refused. The plan form remains unchanged. The design further encloses the full width of the site.

The first-floor accommodation has been incorporated within the roof plane, yet the number of protrusions through this plane create a 2-storey house in terms of mass and appearance.

The extent of these protrusions is detrimental to the existing property

There will be impact on neighbouring properties and the setting of a Grade 1 Listed Building.

### **Officer comments**

#### Site description

"Little chapter" is a modern larger detached building within a street of similarly proportioned individually designed modern buildings. It is a chalet bungalow with a higher roof to accommodate the attic rooms of 45-degree approximate pitch and ridge parallel to the frontage. It is within the "Heritage Coast" and the designated Area of Outstanding Natural Beauty. This site is outside the defined conservation area, but this designation does follow the rear curtilage boundary.

The church is a Grade I listed building, albeit of fragmentary remains with unroofed nave and chancel and the functioning church within the south aisle. The church is located to the south-west of the site and is separated from the application site by the curtilage of 'The Old Rectory'.

To the west the adjacent neighbour "Bentles" is a single storey bungalow with a low pitch roof of around 30-degree pitch with the ridge set at right angles to the frontage. The foremost part of this dwelling aligns with the front of "Little Chapter". "Little Chapter" features a single storey flat roofed side extension adjacent to "Bentles". The distance from "Bentles" to its curtilage boundary scales 6.7m.

To the east there is another bungalow "Hunters Moon" of lower pitch roof again around 30 degrees and with ridge parallel to the frontage. This property has a footprint set slightly rearwards in relation to "Little Chapter".

The previous application DC/19/4505/FUL sought consent for a taller side extension with a two-storey front projection. It was refused 3 January 2020 for the following reasons:

*"The proposed two storey extension by virtue of its form, scale and roof pitch fails to respect the scale and character of the existing dwelling, appearing as*

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*an alien discordant addition to the detriment of visual amenity. Its excessive scale together with the enlarged dormers significantly changes the size and design of the original dwelling such that it is no longer the dominant feature on site. The proposals are thus considered contrary to policy DM21 of the East Suffolk Council - Suffolk Coastal District Local Plan Core Strategy and Development Management Policies which states "alterations and extensions to existing buildings should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building....., the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site"*

#### Proposal

The proposal is to erect a two-storey side extension next to "Bentles" on the footprint of the existing flat roofed extension with a roof of the same pitch with a reduced ridge at the front set over. The proposal would feature a large front dormer and a rearward two-storey extension of 2m depth and the same eaves level and roof pitch. To the rear, the existing cat slide dormer is proposed to be continued to merge into the main roof. The extended Little Chapter is proposed to be the same width and footprint as that previously proposed, no wider.

#### **Planning considerations**

Section 38(6) of the Planning and Compulsory Purchase Act requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise.

#### Principle and Sustainable Development:

The site is sustainably located within to settlement boundaries for Walberswick. The proposals are for extensions and alterations to an existing dwelling, which are usually supported subject to the consideration of relevant planning policies and material planning considerations as set out below.

#### Visual Amenity, street scene and landscape:

Extensions to properties are usually expected to be subservient. East Suffolk adopted Suffolk Coastal District policy DM21 Design Aesthetics: states:

*".....alterations and extensions to existing buildings should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building....., the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site....."*

This is also reflected in Supplementary Planning Guidance 16 (house alterations and extensions) (SPG16).

The drawings here submitted reduce the ridge height of the two-storey part by 300mm from the original ridge. The current proposal utilises the same eaves line at the rear and the same roof pitch, so the proposal now looks from the rear to be a natural extension of the existing property. While the resulting composition seen from the front creates a larger area of roof seen in the street-scene, this is not out of context with the larger housing to be found in this private access route. It is considered suitably articulated by the slightly lower roof of the extension and the complete suppression of the previous two storey front extension to become a larger dormer, set back from the eaves line and with a ridge set below the line of the other larger front dormer over the entrance that already exists.

SPG16 also provides guidance on the size, form and position of dormer windows. Whilst the larger of the dormers proposed on the front roofslope do not entirely accord with this guidance due to their scale and massing, they are set down from the ridge and the resulting visual appearance is not sufficiently detrimental to the appearance of the building to warrant refusal of the scheme.

The design policy in the emergent local plan for the former Suffolk Coastal section of East Suffolk slightly alters the wording but it is considered retains the same thrust: Policy SCLP11.1: Design Quality states proposals should:

*"...Respond to local context and the form of surrounding buildings in relation to the following criteria: i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings".*

This concept of overall whole in relation to component parts tends to require visually recessive extensions and is considered that it frames the concept of what is acceptable in terms of the overall resulting composition.

Replacing the roof with red tiles is a departure from immediate context, but not sufficient alone to dictate refusal.

#### Heritage Considerations:

Little Chapter is just outside the Walberswick conservation area. To the south-west of this dwelling is the Grade I listed St Andrew's Church which dates back to the 15th century. The churchyard is flanked on its west and north sides by 20th century houses and Little Chapter is visible from the church. The demolition of the existing single storey attached double garage and construction a 1.5 storey extension on a similar footprint will result in a slight increase in the amount of built form that is visible from the church, but the extension would be the same height as

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the existing building and is considered not to be any more prominent in views than the existing building or its neighbours. It is therefore considered that this proposal would not cause harm to the setting of the listed church. Advice from Historic England did not object to the previous more imposing proposal.

The setting of the heritage assets would be preserved, and therefore the scheme accords with the requirements of the Listed Buildings and Conservation Areas Act (1990).

#### Residential Amenity

East Suffolk (Suffolk Coastal) Policy DM23 considers design in terms of amenity impact with regard to privacy and overlooking; outlook; access to daylight and sunlight; noise and disturbance; the resulting physical relationship with other properties; light spillage, air quality and other forms of pollution; and safety and security.

The separation distances from Bentiles and direction of outlook from the proposal and the presence of only one obscure glazed first floor flank window serving a bathroom is considered not to create material harm to privacy, outlook or light in the current proposal.

Balconies can be regarded as potentially intrusive, but that shown appears is a non-projecting Juliette type, with no external floor area and therefore no greater impact than a window with this orientation.

There might be some loss of direct sunlight to neighbour's gardens at certain times of the year, but this is not considered sufficient to be materially harmful in planning terms. The proposal is considered compliant with the policy.

#### Highway Safety and Parking Provision:

The loss of the double garage does represent a technical loss of parking space, however the forecourt and garden to the front and the existing driveway allow good space for turning and the three spaces required by the Suffolk County Council Highways standard. The proposal is therefore considered compliant in this regard with Development Management Policy DM19 - Parking Standards of the Adopted East Suffolk (Suffolk Coastal Area) Local Plan Policies.

#### Flood Risk / SUDS/ Protected Aquifers:

This proposal is in Flood Zone 1, the low risk zone and there is record of very limited standing surface water in the rear garden. The site is not within a "source protection zone"

The proposal does not significantly alter land permeability so no requirement for Sustainable Drainage (SUDs) requires imposition.

**Biodiversity and Geodiversity:**

This site is within domestic garden land where there is no record of protected flora or fauna.

**Trees and hedgerows:**

There are no trees with Tree Preservation Orders in the vicinity of this site and no protected hedgerows.

Given the sites location within the built settlement the proposal is not considered to have a material adverse impact on the wider AONB landscape which Strategic Policy SP15 of the East Suffolk Council - Suffolk Coastal District Local Plan seeks to protect.

**Conclusion**

The proposal is considered to be of appropriate scale and uses forms appropriate to the host building.

The scheme is also considered appropriate in terms of the relationship with the heritage assets (the Church and the Conservation Area), in terms of the amenity of adjoining residents and off-street parking provision/highway safety.

**Recommendation**

Approve subject to conditions