



Committee Report

Planning Committee North – 11 January 2022

Application no DC/21/4531/FUL

Location

Hedgeley
The Green
Walberswick
IP18 6TX

Expiry date 24 November 2021

Application type Full Application

Applicant Mr, Ms Martin, Karen Lovick, Maxwell

Parish Walberswick

Proposal The extensions include a two-storey element on the northern elevation, a single storey extension to the east and a balcony and pergola to the south.

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1. Summary

- 1.1. The proposed development seeks permission to renovate and extend the current dwelling which would include a two-storey side extension, single storey side and rear extension and balcony to the opposite side elevation. Other minor alterations reinstating some original features on the principle elevation are also included.
- 1.2. The officer recommendation to approve is contrary to the recommendation of the Town Council and Ward Member. The application was subject to consideration by the Scheme of Delegation Referral Panel, and The Panel recommended that the application be referred to Planning Committee (North) for determination.
- 1.3. The application is recommended for approval.

2. Site description

- 2.1. Hedgeley is a two-storey, detached residential dwelling within the settlement boundary and Conservation Area of Walberswick. The dwelling has been highlighted in the Conservation Area Appraisal as an unlisted building that makes a positive contribution. The appraisal also describes the dwelling as such:
- 2.2. *"Early nineteenth century red brick two storey three bay dwelling (formerly shop premises). A property appears on this site on the 1841 tithe map. Blind recess to centre of first floor, possibly designed to incorporate a shop sign. Two projecting bays to the ground floor flanking a former central entrance with plain tile canopy over."*
- 2.3. The site is on a prominent corner where Ferry Road meets The Street in the centre of the village. The building has been extended in a number of forms over the years with a large east facing wing to the rear and a large bay window facing south on the side. There is a private track running along the rear of the property providing access to the dwellings set behind the initial frontage of Ferry Road. The site falls within flood zones 2 and 3 being located close to the beach front.
- 2.4. Pre-application advice was initially sought for a similar scheme which was generally supportive but raised potential concerns over the balcony and height of the eaves of the two-storey element to the side.

3. Proposal

- 3.1. The proposal seeks to renovate the existing dwelling which includes the re-establishment of some original features such as the timber windows on the principal elevation. It also includes a new two-storey side extension and single storey rear extensions with flat roofs, clad in back weatherboarding and a balcony on the south elevation. A new garden and parking arrangement is also shown.
- 3.2. The Parish have commented stating that a change of use is required within the application however this has not been applied for.
- 3.3. From the initial submission the balcony has been reduced in length by 2.8 metres so that it no longer extends past the rear wall of the first floor, above the flat roofed rear extension. This was to reduce the degree of overlooking to neighbours at the rear and the private track which runs behind the site.

4. Consultations/comments

- 4.1. One representation of Objection raising the key following material planning considerations:
 - Overlooking and loss to privacy from the locally uncharacteristic balcony.

5. Consultees

5.1. Parish/Town Council

Consultee	Date consulted	Date reply received
Walberswick Parish Council	4 October 2021	25 October 2021
<p>Walberswick Parish Council</p> <p>“In the opinion of the Parish Council this application should be REFUSED. The extension would be seen so clearly from the green and the proposed changes to car parking will degrade the conservation area, alongside significant overlooking and loss of visual amenity of a neighbouring property.</p> <p>Description: Hedgeley is a detached two storey house sitting to the south-east side of the Green which was formerly the Village Stores and Post Office. It is of red brick construction with a pan tiled roof. It sits in a key area of the Walberswick Conservation Area and is obliquely opposite the Parish Lantern which is a Grade 2 Listed Building.</p> <p>Reason for refused and Policy Background Although not specifically mentioned in the application the plans show that, at present, each floor comprises a separate dwelling with no connection between them and with each dwelling having a front door situated at the back of the building. The intention is to turn the building into one house by carrying out the proposals set out in bold type above, so that it would appear that a change of use is involved in the application. Regardless of our recommendation for refusal, the proposal to reinstate the front door is to be welcomed as it would bring more life to the front of the building and to the street scene. It should be noted that the archive photograph included in the Design Statement shows small pane sash windows at first floor level. However a different type of glazing bar configuration has been chosen by applicant.</p> <p>The following policies from the Local Plan are relevant to this application: SCLP 11.1 Design Quality: Clause b). The clause states that proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character. Clause c)i states that the overall scale and character should clearly demonstrate consideration of its surroundings. This development would be very visible in the middle of the village. Clause c)iii states that the height and massing of developments should relate to their surroundings. Clause c)iv states that proposals should demonstrate a clear relationship between buildings and spaces and the wider street scene or townscape.</p> <p>SCLP 11.2 Residential Amenity: Clause a) states that privacy and overlooking should not be compromised.</p>		

SCLP 11.3 Historic Environment: States that development should make a positive contribution to the historic environment.

The two-storey extension projecting from the rear of the existing house, with its flat roof and vertical timber boarding, can be seen clearly from the Green. Sitting within the Conservation Area and in relation to a Grade 2 listed building it is alien to the red brick and tiled existing building and does not comply with the above clauses.

For similar reasons the side and rear extensions also do not comply. Notwithstanding the claim to the contrary in the application, the photograph of Reedlings in the Design Statement shows clearly that every part of Reedlings would be seriously overlooked by the proposed balcony, affecting residential amenity.

There are no drawings of the proposed amendments to garage area but again this side of Hedgeley is visible to the public. The proposal to bring the parking to the front of the site would be a retrograde step and would downgrade the Conservation Area, particularly as no doubt bushes and trees would need removal to achieve this end.

The previous owners of Hedgeley made a photograph (left) available to the village of a bas relief of some antiquity which is built into the north wall where the extension is proposed. We consider that no work is started until a satisfactory future for this artefact is agreed.”

5.2. Statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	4 October 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	4 October 2021	No response
Summary of comments: No comments received.		

6. Non statutory consultees

6.1. Ward Councillor

Consultee	Date consulted	Date reply received
Ward Councillor Beaven	N/A	27 October 2021
“As a member of the planning committee, I should not pre-judge this application but I do feel		

that the objections by the parish council warrant this going before the committee, if you are minded to approve the application. Can you please keep me informed of your decision and whether this will go to the referral committee?"

7. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	7 October 2021	28 October 2021	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 7 October 2021 Expiry date: 28 October 2021
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8. Planning policy

National Planning Policy Framework 2021 (NPPF)

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)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan - Supplementary Planning Guidance)

Historic Environment SPD (East Suffolk Council - Suffolk Coastal District Local Plan - Supplementary Planning Guidance)

Planning Policy and Legislative Background

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decision taking to be in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“The Act”) requires that special regard be paid to the desirability of preserving and/or enhancing the character and appearance of Conservation Areas.
- 8.3 Section 66 of The Act requires that special regard be paid to preserving the special interest of Listed Buildings, including any contribution to their significance made by their setting(s).
- 8.4 The heritage considerations of The Act are reflected in the historic environment objectives of the NPPF and Development Plan (specifically, policies SCLP11.3 and SCLP11.5).

9. Planning considerations

- 9.1. The proposal shows the use of the property as a single dwelling for a single-family unit. The parish have highlighted that the property was previously split up into two independent flats (under ref. E9002/1 approved in 1968) with separate front doors. It requires planning permission to sub-divide a dwelling; however planning permission is not required when combining properties into larger units. In this regard the intensity of the unit is seen as being reduced and is not considered development. The applicant therefore does not require a change of use consent for the proposed alterations.
- 9.2. The scheme includes the repositioning of the main entrance back onto the front of the property which is a welcomed enhancement to the character and layout of the building. Also, the replacement of the first-floor windows forming the frontage back to timber sash is also welcomed as this again would reinstate an original feature that has been lost over the years. Although not to the same specification of the windows shown in the historic photo within the design and access statement, they are a vastly more appealing design than the current oriel windows.
- 9.3. The majority of the alterations are positioned toward the rear of the property and are not prominent from many public viewpoints. Although it will be possible to see the two-storey extension from the village green as expressed by the parish council, it would not significantly detract from the importance of the building or affect the street scene or setting of the Grade II listed Parish Lantern, on the opposite side of the street. At the pre-application stage it was discussed with the Council’s Principal Design and Conservation Officer who did not have concerns over the principle of the development and agreed that the use of black weatherboarding was an appropriate material for the location, with other buildings in close proximity also clad in it, both horizontally and vertically.
- 9.4. The size and scale of the extensions respect the context of the site being smaller than the previous extensions, showing a progressively smaller massing toward the rear of the building. The new layout does not extend the footprint of the building substantially replacing existing flat roofed extension to the rear with a similar form. The scheme preserves the character of the Conservation area while having a positive impact to the street scene.
- 9.5. The balcony has been reduced in size and is not an overly prominent or noticeable feature.
- 9.6. Overall, the improvements made to the front of the building within the Conservation Area outweigh the possible harm of the additions at the rear and therefore the proposal is considered to be acceptable and in compliance with SCLP11.1, SCLP11.3 and SCLP11.5. As

there would be no harm to the Conservation Area, nor any nearby Listed Buildings, the proposal meets the historic environment objectives of the NPPF and The Act.

- 9.7. The proposed extensions do not add significant mass to the dwelling with the two-storey extension only 2.1 metres wide and does not extend out past any of the existing building lines. Its flat roof keeps the overall height to a minimum and the distance it is off the boundary is still reasonable at 1.5 metres. This boundary is shared with the side of Coronation Cottage and the gap between the dwellings is approx. 8 metres meaning that the extensions would have very little impact on the residential amenity of this neighbour in regard to loss of light or sense of oppression. The remaining single storey extensions are positioned away from boundaries and due to the distances of other neighbours and the small nature of the extensions.
- 9.8. A new balcony is proposed facing south at the first floor, from the master bedroom. This balcony will primarily overlook the roof area of Reedlings to the south which is a single storey dwelling and their front garden area. The balcony itself is relatively small and could only comfortably accommodate a couple of persons at any given time. Next to the balcony is a large first floor bay window which provides equal views over the neighbours' property. On balance it is considered that the balcony would not provide significantly greater views over the neighbours' property than those which currently exist and therefore in this case it would not cause a substantially greater loss to privacy or sense of being overlooked. No comments have been received from this neighbour.
- 9.9. The scheme is therefore acceptable in terms of residential amenity and would accord with Policy SCLP11.2.
- 9.10. The proposed scheme shows a change to the parking arrangement by reducing the length of the driveway and widening the parking area behind the gate, to the side of the dwelling, however, does not alter the access itself. These proposed changes would be considered permitted development as only gravel is being laid which is permeable and could therefore be done without consent. The changes to the parking arrangement therefore are acceptable forming part of this proposal and cannot be objected to.
- 9.11. A 'bas relief' was pointed out by the Parish Council on the side of the dwelling which has been noted and raised with the applicants. The stone is to be removed from the wall intact and saved by the applicants. This appears on the rear projecting extension which does not hold any significant historical importance. It is likely that the bas relief was added on at a later date and therefore its removal would not harm the historical importance of the dwelling.
- 9.12. The redevelopment is relatively modest and does not add significant floorspace to the property. The recommendations given within the submitted Flood Risk Assessment should be implemented in order to minimise damage from possible flooding in the future no matter how unlikely. These however will not be conditioned due to the scale and nature of the development.

10. Conclusion

- 10.1. As the design is acceptable, preserving the Conservation Area and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to

comply with the policies listed above. There are no material considerations that would indicate for a decision otherwise and, therefore, planning permission can be granted.

11. Recommendation

11.1. Approve with conditions listed in section 12 of this report.

12. 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 6276-PL01, PL02 received 30/11/2021, 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

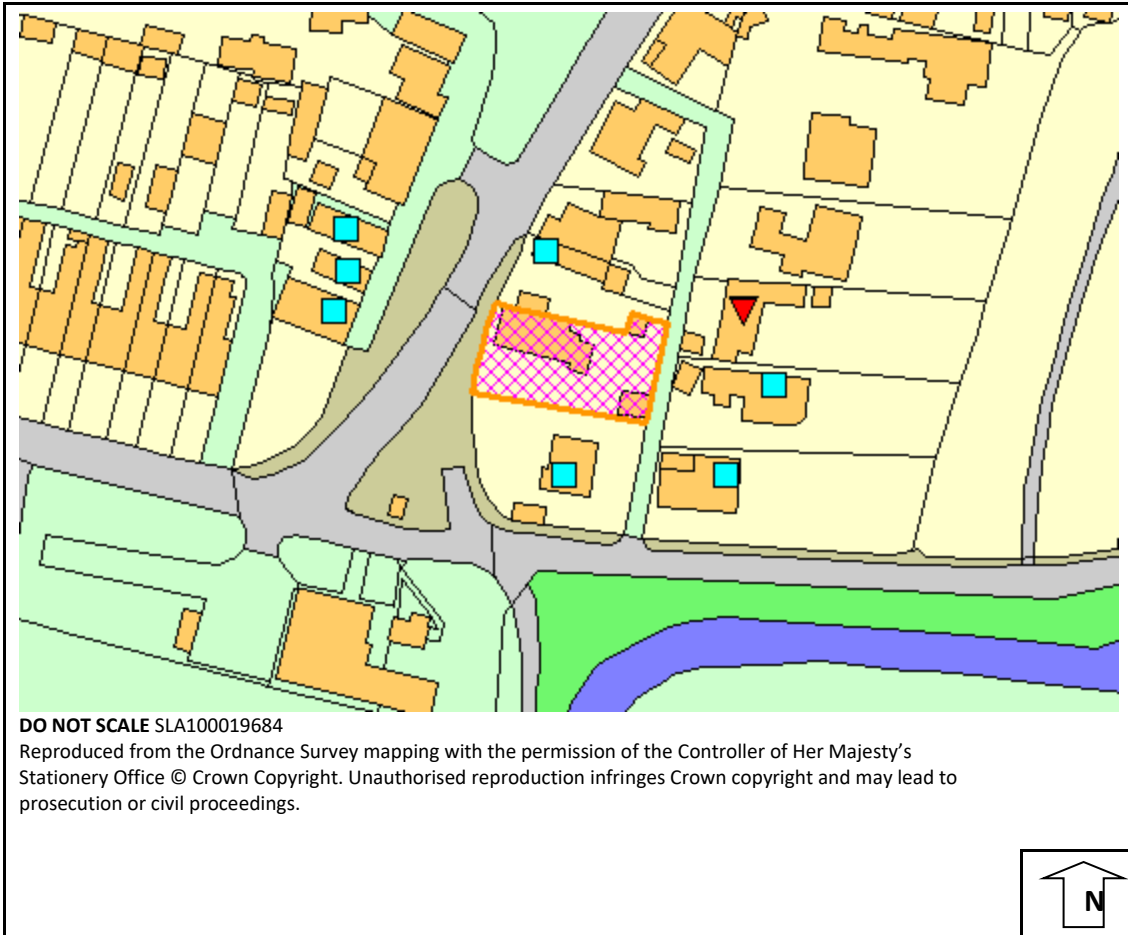
Informatives:

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 Papers

See application reference DC/21/4531/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support