

Ms Freya Carroll
Planning Officer, East Suffolk Council,
East Suffolk House, Riduna Park,
Station Road, Melton,
Woodbridge, IP12 1RT

07 July 2023

Dear Ms Carroll

**DC/23/2257/FUL Removing modern glass conservatory on south elevation and make kitchen window into double doors to garden. Extending clay peg tile roof on north elevation and adding leaded window dormer on the second floor.
Box Bush Seven Acres Lane Walberswick Southwold Suffolk IP18 6UL**

I am writing on behalf of the Suffolk Preservation Society to comment on the application for external alterations to Box Bush, an Arts and Crafts dwelling in a suburban close on the western edge of the village, and within the Suffolk Coast and Heaths AONB. The building is a well-preserved example of Frank Jennings work, a local architect who designed a number of buildings in Walberswick in the Arts and Crafts style. Jennings' body of work makes an important contribution to the historic environment of the village and therefore it is considered that the building meets the relevant architectural and historic interest criteria to qualify the building as a Non-Designated Heritage Asset. Accordingly, every effort should be made to carefully control works of external alteration.

The removal of the large, modern conservatory on the south elevation is welcomed and represents a significant enhancement. The introduction of French doors on the south elevation and extending the roof to provide an open porch on the north elevation do not materially impact upon the character of the building, although the French doors should be carefully detailed and this should be reserved by condition. We also note the inconsistency on the drawings which shows additional fenestration on the east elevation, which is not shown on the proposed drawings. This anomaly should be clarified.

We do have concerns about the roof extension, which by virtue of its width, depth and flat roof results in a bulky and uncharacteristic addition that detracts from the architectural quality of Jennings work. We would strongly suggest that amendments are sought to amend this element of the application, and if a dormer is considered to be acceptable, then it should follow the detail of the dormer on the south roof slope in every respect.

The Historic Environment SPD (2021) states with regard to dormer windows at para 8.25 *Dormer windows and rooflights can have a major impact upon the appearance of any extension, especially if they are too large, poorly designed or too numerous. Even if well detailed and of an appropriate size, it will often be necessary to restrict the number of dormer windows on any extension to one at the most two, on any elevation. This is because they can be particularly prominent, visually disrupting the simple form of the roof*

and making the extension appear over dominant. Accordingly, we would urge that this element of the application is revised in accordance with this guidance.

The historic environment is fundamental to the distinctive character, sense of place and natural beauty of the AONB. Furthermore, para 176 of the NPPF states that *The conservation and enhancement of wildlife and **cultural heritage** are also important considerations in these areas.* In addition, the application is considered to be contrary to paras: 130 of the NPPF (development should be sympathetic to local character and history) and local policy SCLP11.1: Design Quality, together with relevant guidance set out in the council's adopted Historic Environment Supplementary Planning Document (June 2021).

We trust that you will find these comments helpful and would ask to be consulted on any further submitted amendments.

Yours sincerely

Fiona Cairns IHBC MRTPI
Director

cc Ward Councillors,
Walberswick Parish Council