

Planning Advisory Group: report to Walberswick Parish Council

DC/25/3135/FUL

Front Extension to form Shower Room

8 Manor Close Walberswick Southwold Suffolk IP18 6UQ

03.09.25

1. Opinion

In the opinion of the Planning Advisory Group this application can be approved subject to the clarifications and comments in sections 3.0 and 4.0, below.

2. Description

This application seeks consent to build a small front extension to accommodate a shower in the existing bathroom. The extension proposed has a flat roof and is intended to be clad in black horizontal planks to match the existing first floor cladding. The edge of the flat roof is to be dark slate grey.

3. Comment

Manor Close was constructed in the 1970s and consists of 16 similar properties. One older house was integrated into the development. The close does not sit within the Walberswick Conservation Area but is within the Suffolk Coast and Heaths National Landscape.

This modern development displays a strong architectural concept and is a sympathetic addition to Walberswick. Strength was derived from an integrated design, which runs through all the properties. Collectively, a strong group value was established. Despite a few alterations this original character remains intact. Manor Close comprises family homes of a similar, modest, scale and design. Variations do occur between the houses, but they all rely on an interplay of single and two storey dwellings, finished in clay pantile roof tiles, with black timber and brick cladding.

This proposal is a modest extension. The materials and colour are said to be a match for existing materials. However, it is unclear as to whether the existing first floor exterior cladding is 'Hardy Board' or simple timber cladding. East Suffolk should satisfy itself that the proposed will match the existing before approval is given.

The flat roof nature of the extension is unfortunate, as it introduces a building form which is discordant with the majority of the roof forms in Manor Close. Number 8 Manor Close is a prominent corner plot, and the (albeit modest) extension will be more obvious, notwithstanding the current hedge to the property.

An extension using a flat roof structure at number 22 Manor Close was proposed to be modified by the applicant to incorporate a small tiled pitched eaves detail, rather than a simple flat roof overlap at the edges. Such a detail if used at number 8 might better reflect the clay pantiles on the main roof. This should be encouraged by East Suffolk.

4. Summary

As noted above the houses forming Manor Close comprise many common elements, but in a variety of different ways. Red brick, clay pantiles, render and black cladding all feature. The proposal utilises black horizontal boarding so will not be obtrusive in the street scene. The flat roof detail could perhaps be improved by featuring a tile detail instead of black GRP / gel coat.