

DC/19/2689/FUL | Addition of pitched dormer to rear facing roof. Removal of two sash windows, addition sliding patio doors to internal court yard side/rear | 58 Stradbroke Road Southwold Suffolk IP18 6LQ. .

Recommendation: No objection to the sliding patio doors but recommend refusal of the dormer and Velux window.

Application

The proposal is for a Victorian end of terrace corner building, formerly a shop, with a courtyard in the rear, located in the Southwold Conservation Area's Seaside Corporation Character Area. A brick wall conceals most of the courtyard from the passers-by.

The applicant would like to replace two sash windows looking out on the courtyard with sliding doors, and insert a pitched roof dormer to the rear facing roof.

Because of the corner location, the dormer would be visible and change the uniform character of the rooflines, a significant element of the terrace.

The proposed plans also show the insertion of a Velux window in the front elevation of the roof, an element not mentioned in the description above.



The Conservation Area Management Plan (P 70) has clear guidance on roof lights and dormer windows in Victorian terraced houses.

“However, as a general rule, roof lights will be supported only on rear roof slopes and dormers only where they are contextually appropriate. The Regency houses of the Marine Villas Character Areas and the Victorian terraces of the Seaside Suburban and Seaside Corporation Character Areas are notably lacking rooms in the roof and original dormer windows. Any proposal includes them will need to be fully justified.”

There is no Heritage Impact Statement and no justification has been given for changes to the roofs that would cause less than substantial harm to the Conservation Area.

Relevant Policies

WLP8.29 – Design. Fails to demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness.

WLP 8.30 – Conservation Areas. The design of the scheme does not respect the character of the Conservation Area and is not a particularly high standard of design that preserves or enhances the character or appearance of the area.

Southwold Town Council

July 2019