

**LOCATION**

7 The Street  
Wissett  
Halesworth  
Suffolk  
IP19 0PS

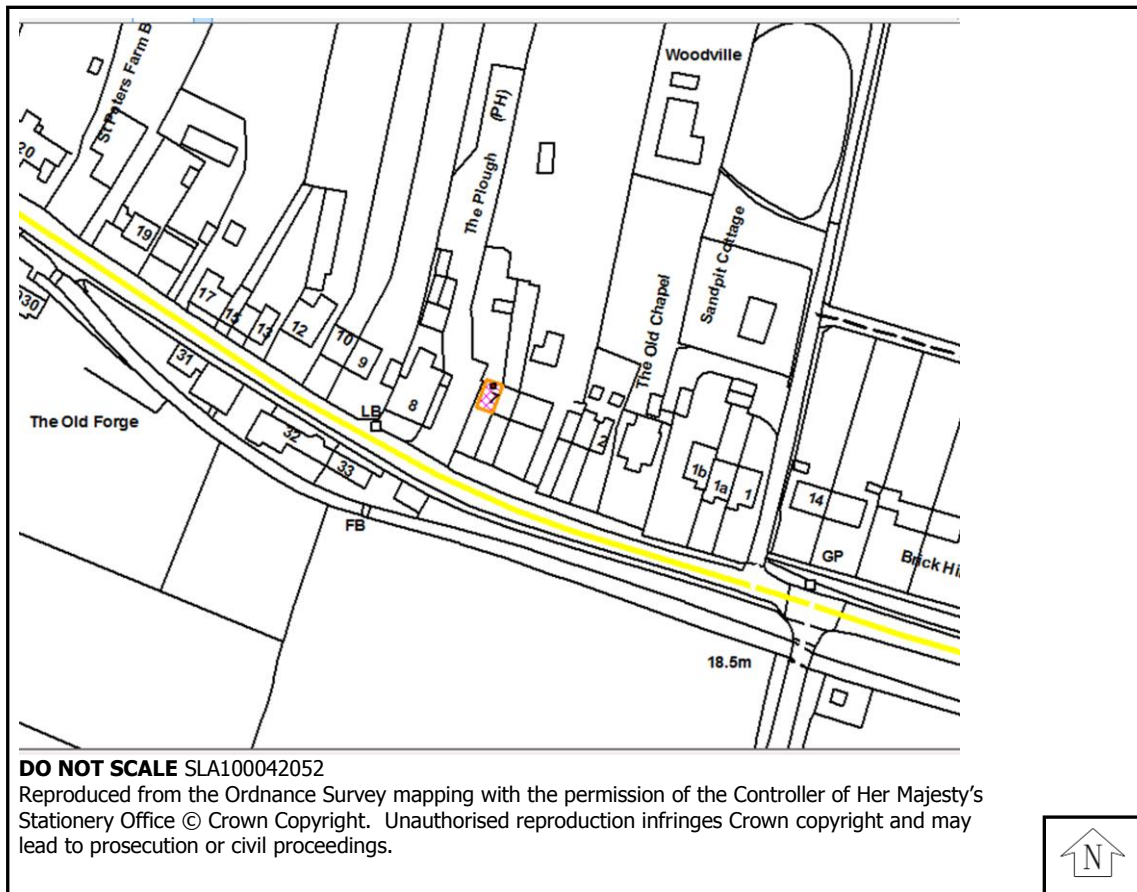
**EXPIRY DATE** 28 January 2019

**APPLICATION TYPE** Full Application

**APPLICANT** David Ritchie

**PARISH** Wissett

**PROPOSAL** Replacement of front door and windows



**1 SUMMARY**

1.1 Planning permission is sought for the replacement of the front door and two front windows to the property which is situated within the Wissett Conservation Area and noted as being a building of local importance within the Conservation Area Appraisal.

- 1.2 The Conservation Area is protected by an Article 4 (2) direction which removes permitted development rights for such alterations which would not otherwise require planning permission.
- 1.3 This item has come before members as the applicant is an elected member.

**2 SITE DESCRIPTION**

- 2.1 The property is an end terrace with a group of 3 properties. The terrace is constructed of red brick with glazed black pantiles of Victorian character. There have been a number of alterations to the building as they were once a terrace of 4; largely their character has been retained.
- 2.2 The original windows and doors have been replaced with C20th century modern replacements of varying design across the group. A recent replacement of windows at No.6 sought to replicate a sash style window which is thought to be the likely original layout of the windows.

**3 PROPOSAL**

- 3.1 The proposal is for two oak sliding sash windows with a natural oiled finish in an 8 over 8 pattern. The windows would be double glazed with applied glazing bars. The door would be a panelled door with matching finish with double glazed insert window.

**4 CONSULTATIONS/COMMENTS**

- 4.1 Parish/Town Council Comments: No response received
- 4.2 Neighbour consultation/representations: None received

**5 PUBLICITY:** The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area,	14.12.2018	09.01.2019	Beccles and Bungay Journal
Conservation Area,	14.12.2018	09.01.2019	Lowestoft Journal

**6 SITE NOTICES :** The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted
	06.12.2018 Expiry date 31.12.2018

**7 RELATED APPLICATIONS**

Reference No	Proposal	Decision	Date
DC/14/1559/FUL	Replacement windows (6 The Street)	Approved	25.07.2014

## 8 PLANNING POLICY

8.1 NPPF

8.2 NPPG

8.3 Waveney District Council Local Plan Policies: Core Strategy (Adopted January 2009) and development management policies (Adopted January 2011)

CS02 – High quality and sustainable design

CS17 – Built and historic Environment

DM02 – Design principles

DM30 – Protecting and Enhancing the Historic Environment

8.4 Built Heritage and Design Supplementary Planning Document - April 2012

## 9 PLANNING CONSIDERATIONS

9.1 Section 38(6) of the Planning and Compensation Act 2004 states that application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the development plan for the purpose of this application is the Core Strategy (2009) and the Development Management Policies (2011).

### Heritage Considerations

9.2 The planning considerations within this application relate to the impact of this proposal on the character and appearance of the Conservation Area and the architectural and historic interest of a building, highlighted as being of local importance. The Wisset Conservation Area is a designated heritage asset, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

9.3 With regard to the replacement of windows in the Conservation Area the Built Heritage and Design SPD provides a point based system to provide guidance in determining such applications. This is based on the prominence of the location, the building and the feature to be replaced. Each criterion is scored out of 3 giving an overall score out of 9.

### Scoring

#### Maximum score = 9 points

**0 to 5** upvc replacement may be supported if suitably detailed in terms of design.

**6 to 7** upvc should not be accepted but replacement can be supported using authentic materials, ie timber or metal as appropriate.

**8 and 9** replacement will not normally be supported, particularly if existing windows are old or rare.

- 9.4 In this case The Street is in a prominent location in Wissett – 3 points. The building is prominent in a group and is largely intact – 3 points. Feature – The original windows have been lost – 0 points. Total - 6 points.
- 9.5 In this case a timber replacement is proposed. This is an authentic material as required by the SPD. The design of the windows is traditional in character and although the historic layout of the windows is not known a multi-paned sliding sash window is considered to be appropriate as is the simple planked design of the door. A painted finished would be historically more accurate but as the adjacent property has windows and doors with a natural wood finish this is considered to be acceptable in this instance and could always be painted in the future.
- 9.6 This proposal along with the replacement windows at no.6 will help to provide a coherent approach to window replacement in this small group of properties.

## **10 CONCLUSION**

- 10.1 The proposal shows the replacement of windows and a door using good quality materials, which are of a suitable design. In this case the proposal is considered to enhance the character and appearance of the Wissett Conservation Area and would therefore comply with the requirements of the Act and the Local Plan.

## **11 RECOMMENDATION**

APPROVE - subject to controlling conditions including the following:

- 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 drawing nos. E1-Proposed South Elevation and SS2-Sash elevation, sash section, door elevation received 04 December 2018, 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.

**BACKGROUND INFORMATION:** See application ref: DC/18/3395/FUL at [www.eastsuffolk.gov.uk/public-access](http://www.eastsuffolk.gov.uk/public-access)

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