

The Suffolk Coastal Local Plan

Supplementary
Planning Guidance



12.1



Newbourne
Area Specific Guidance

March 1995



Following the reforms to the Planning system through the enactment of the Planning and Compulsory Purchase Act 2004 all Supplementary Planning Guidance's can only be kept for a maximum of three years. It is the District Council's intention to review each Supplementary Planning Guidance in this time and reproduce these publications as Supplementary Planning Documents which will support the policies to be found in the Local Development Framework which is to replace the existing Suffolk Coastal Local Plan First Alteration, February 2001.

Some Supplementary Planning Guidance dates back to the early 1990's and may no longer be appropriate as the site or issue may have been resolved so these documents will be phased out of the production and will not support the Local Development Framework. Those to be kept will be reviewed and republished in accordance with new guidelines for public consultation. A list of those to be kept can be found in the Suffolk Coastal Local Development Scheme December 2004.

Please be aware when reading this guidance that some of the Government organisations referred to no longer exist or do so under a different name. For example MAFF (Ministry for Agriculture, Fisheries and Food) is no longer in operation but all responsibilities and duties are now dealt with by DEFRA (Department for the Environment, Food and Rural Affairs). Another example may be the DETR (Department of Environment, Transport and Regions) whose responsibilities are now dealt with in part by the DCLG (Department of Communities & Local Government).

If you have any questions or concerns about the status of this Supplementary Planning Guidance please contact a member of the Local Plan team who will be able to assist you in the first instance.

We thank you for your patience and understanding as we feel it inappropriate to reproduce each document with the up to date Government organisations name as they change.

SUPPLEMENTARY PLANNING GUIDANCE

NEWBOURNE

The Newbourne Design Brief was adopted as Supplementary Planning Guidance by the District Council in January 1986.

The Newbourne Design Brief complemented the Newbourne Planning Policy Statement which, in the absence of a Local Plan, provided a sound basis for considering proposals in Newbourne, particularly the former Land Settlement Association holdings.

The Planning Policy Statement has now been superseded by the Suffolk Coastal Local Plan, which includes a physical limits boundary for Newbourne. The Local Plan First Alteration February 2001 has since superseded the original that this document supports. The Local Plan First Alteration also includes a policy, Policy AP168, relating to the former Land Settlement Association holdings. This policy states:

POLICY AP168

Newbourne: Former Land Settlement Association Holdings

The District Council will encourage the retention in horticultural or agricultural use of those parts of the former Land Settlement Association holdings, shown on the Proposals Map, not used or required in connection with residential curtilages, taking account of any physical features which currently mark garden limits. The erection of new dwellings, or extensions to existing dwellings or ancillary residential development which would result in a major change of character of the former holdings (where they are fundamentally contrary to the design guidelines contained in Supplementary Planning Guidance), will be resisted.

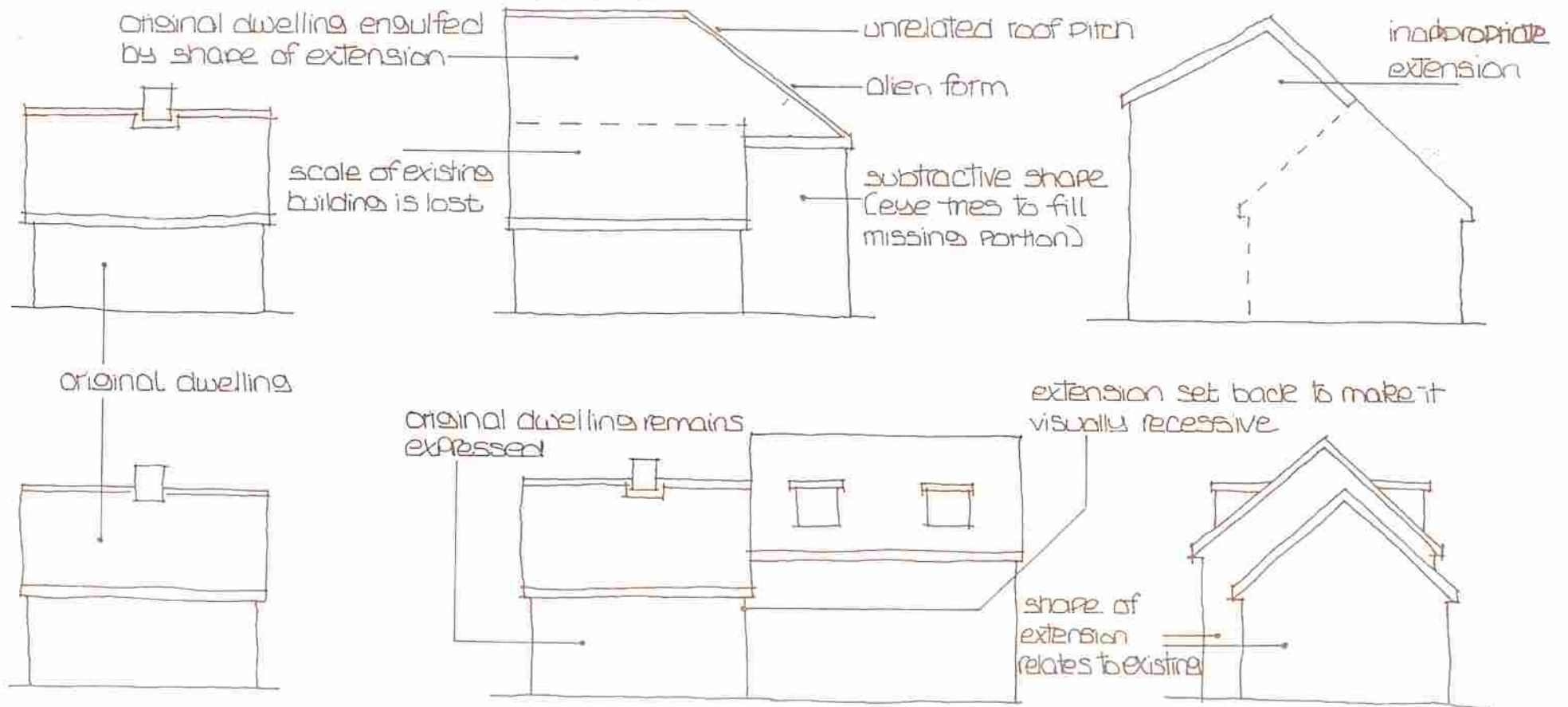
The Design Brief is still relevant and remains in operation. This adopted Design Brief is set out on the following pages.

Adopted January 1986
Revised March 1995

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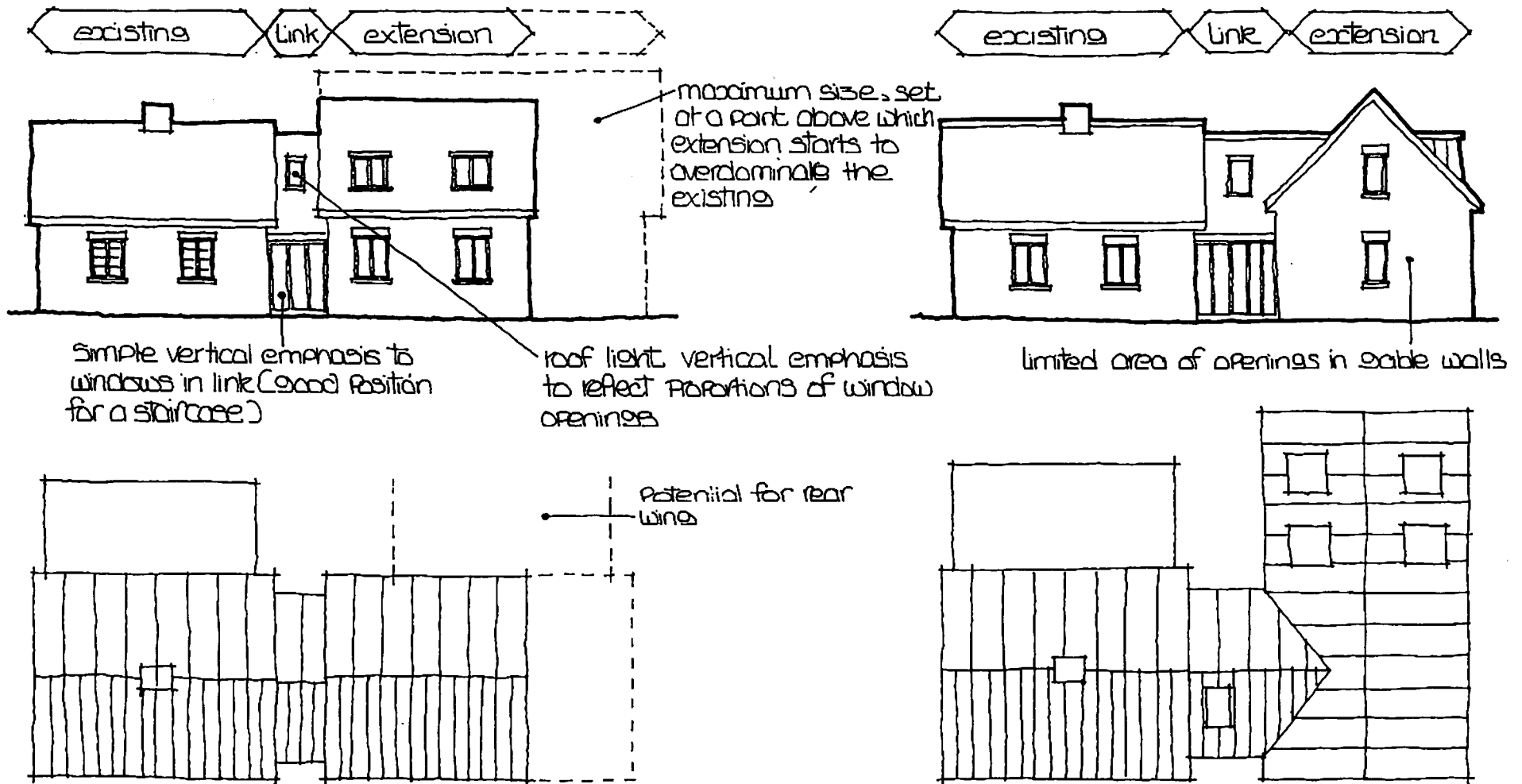
1 Mass and Shape

Care needs to be taken when dwellings are extended to ensure that the existing cottage scale and form remains expressed. Extensions should therefore be additive in form (visually appear to have been added) and must not engulf, completely alter or be of such a size or mass as to dominate the original dwelling. (The overall size of the extension should relate to the mass and shape of the existing. Shape is important and in particular the steep roof which forms a dominant feature of most of the dwellings on the Newbourne Estate. Some properties have a Mansard style roof and will require a slightly different treatment, but the basic design principals apply.



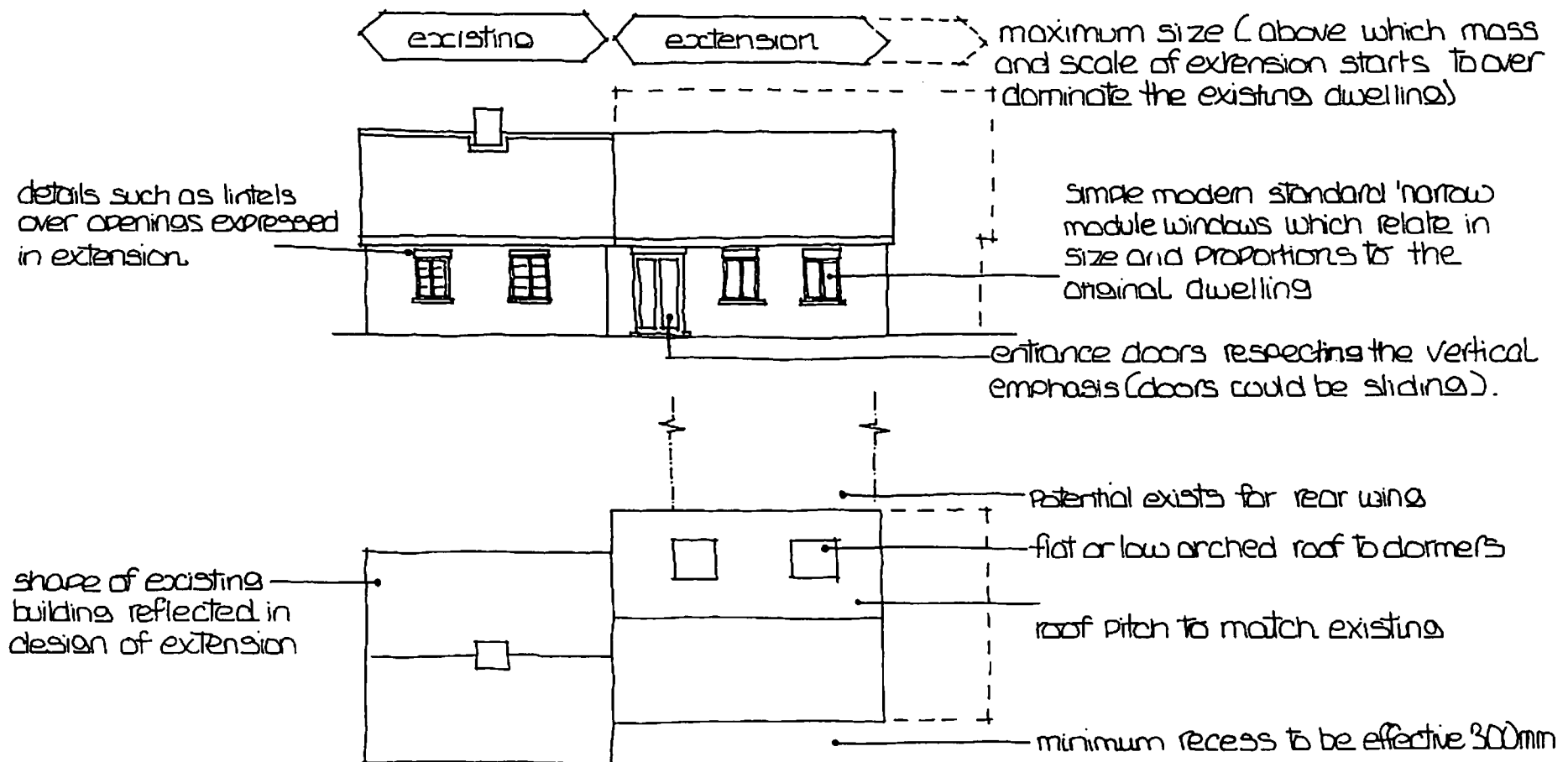
2 Examples: recessed extensions

The use of a small narrow lower unit to link together the existing and the extension can be used to great advantage. This 'link unit' can be used for circulation space both horizontal and vertical and is best clearly expressed as such.



3 Examples: linked extensions

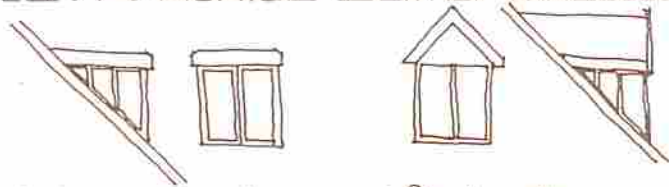
The following examples have been produced to demonstrate principles only and to provide some possible acceptable approaches to extend these properties. Examples illustrated can provide at least 200% increase in floorspace. The following design philosophy should be applied consistently throughout the proposals from overall shape and mass down to minor details such as window openings. The design solutions are infinite and each application will be considered on its individual merits.



4 Details and Materials

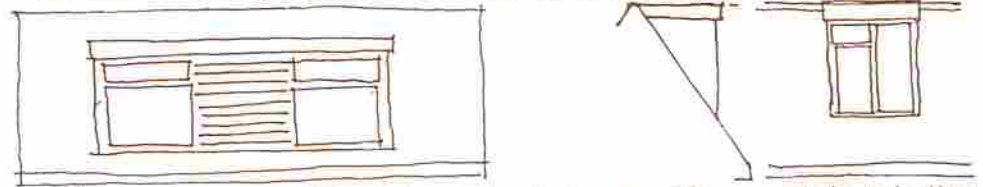
Attention to detail is important and needs to include window and door types, the colour and type of building materials and hard and soft landscaping. Materials need not match the existing exactly, but should relate and be in harmony with them. When materials are selected careful consideration should be given to their quality, colour texture and weathering properties. The careful design of for example, windows doors and roof dormers can help to properly relate the character of the extension to that of the existing dwelling. The 'keys' characteristics to consider are often the overall style, degree of symmetry, proportions and visual directional emphasis of the major sub-divisions.

(a) Appropriate Dormer Windows



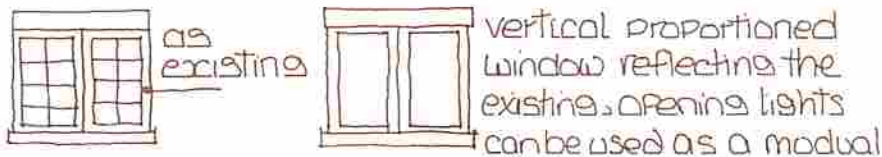
Plain simple dormers reflecting the size and proportions of original openings and positioned clear of ridge and eaves

(b) Inappropriate Dormer Windows



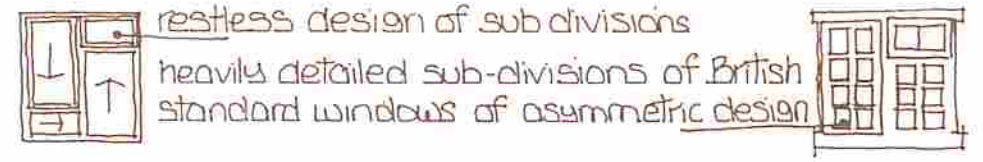
Wide or inappropriately placed dormers are unrelated to the shape and form of the existing dwelling. Wide dormers have an unfortunate top heavy and horizontal appearance.

(a) Appropriate Windows

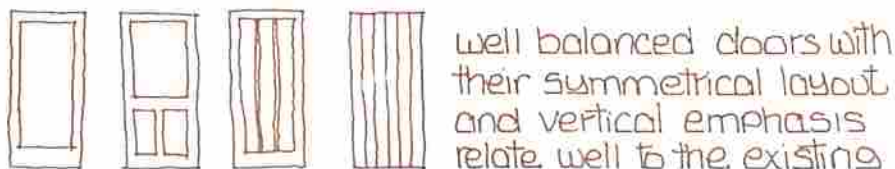


The basic features of the existing windows are; vertical proportions and symmetrical in design. The single opening lights can be used as a modual in 1's, 2's as illustrated, 3's and possibly more.

(b) Inappropriate Windows

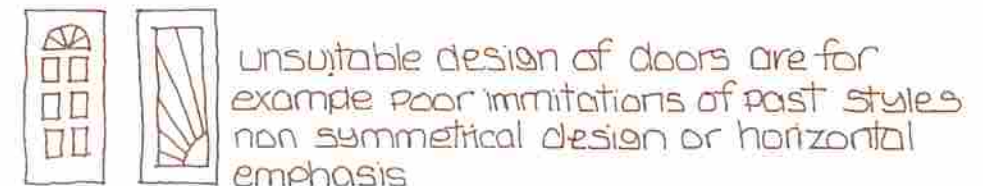


(a) Appropriate Doors



well balanced doors with their symmetrical layout and vertical emphasis relate well to the existing

(b) Inappropriate Doors



unsuitable design of doors are for example poor imitations of past styles non symmetrical design or horizontal emphasis

