

Appendix 1: Residents' responses & suggested changes to the Guide

First consultation - Individual responses, discussion and recommendations

Consultation Responses	Discussion	Recommendation
Front doors, Porches and Canopies		
<p>Resident's Comments Infilling should be permitted to improve energy conservation and security; (x9)</p> <p>Petition – <i>'by residents to be able to have closed in porches to help with heating costs, security and the help the environment with the emissions'</i>; (x34) signatures from residents within the designated conservation area</p> <p>Petition – <i>'for enclosed porches'</i>; (x27) signatures from residents within the designated conservation area.</p> <p>It is a mixed area as some have already been infilled prior to conservation area designation; (x 3)</p> <p>Note: a number of name/addresses appear on both petitions.</p>	<p>The recessed entrance porches and canopies contribute towards the special character of the Conservation Area. The infilling of recessed entrances and loss of canopies which are a significant architectural feature will harm the appearance of the host building and the conservation area. It would not accord with conservation area guidance.</p> <p>It is also considered that there are alternatives, for example internal alterations, that could improve energy conservation and security. However, the need for energy conservation and security must be balanced against conservation objectives, which suggests that there should be substantial public benefits that outweigh the overall harm to the Conservation Area.</p> <p>A survey has been undertaken by officers, which reveals that around 64% of existing properties within the Conservation Area have enclosed porches of varying degree of quality in terms of their design. These are spread out throughout the conservation area and were mostly constructed prior to the Article 4 Direction coming into force in November 1993.</p>	<p>In light of the above survey, and the number of residents supporting porches and infilled entrances, an appropriate response was to carry out a further consultation exercise. This included residents, ward councillors and the Sudbury Court Residents Association (SCRA) and focus on this aspect.</p>
Rear extensions (including conservatories)		
<p>Resident's comments Rear extensions should be allowed to be full width of the existing dwelling; (x1)</p>	<p>Noted as this is current practice within the Sudbury Court Conservation Area for single storey rear extensions, and will continue to be supported.</p>	<p>Revise the design guide to be consistent with current practice.</p>
Side extensions		
<p>Resident's comments Allow side extensions right up to party wall/boundary perimeter, as allowing a gap of 1m would not make sufficient floor space area for an extension. When the dwellings were originally built, some</p>	<p>Where the side boundary of the application property adjoins the rear boundary of the neighbouring site, the draft guide advises that a 1m set in from the side boundary is still required to ensure a development does not appear cramped in its plot and create a</p>	<p>Revise guidance to follow current approach within the Conservation Area including:</p> <ol style="list-style-type: none"> 1. existing garages to be retained/replicated at ground floor level; 2. 1m set in at ground floor level if no garage existing

garages were built up to the boundary; (x1) 2.5m is too large a setback from the front elevation above 1 st floor/garage is odd and out of character a 1m setback would be sufficient and blend better with the character of the area; (x1)	bulky unsymmetrical addition. It is noted that the current design guide allows a garage to be retained or replicated on the site boundary but for the first floor element to be set in 1m from the boundary. It is also noted that the current design guide allows a 1.5m set back from the front of the house.	3. in all cases 1m set in at first floor level to be provided. 4. 250mm set back at ground floor level and 1.5m set back at first floor level 5. Special attention to be paid to corner plots to maintain the open character and to prevent bulky, unbalanced additions.
Dormers, Roof Lights and Alterations to roofs		
Resident's comments. Permission to allow the full conversion of roofs from hip/gable to allow for loft conversions; (x2) More flexibility loft conversions to ease housing requirements/overcrowding; (x1)	The uniformity of the roofscape and gaps between properties forms part of the special character of the Sudbury Court Conservation Area. Allowing hip to gable roof extensions will have a significant impact on the character and appearance of the properties and harm the streetscene. It will also reduce the gaps between the properties.	As part of the response to additional consultation to be undertaken in association with porches as set out above, with residents, ward councillors and the Sudbury Court Residents Association (SCRA) related to extensions was considered appropriate.
Window repair and replacement		
Resident's comments. PVCu windows should be allowed due to high cost of replacing wooden/original look windows and sills. Would allow a higher standard of energy preservation for residents and reduce costs of energy consumption, as the current wooden windows (on some dwellings) lose heat during variant weather conditions; (x1)	Permitted development rights have been removed to those properties identified by an Article 4 Direction. As such, the guide seeks to provide clear guidance to residents on the type of window replacement that would be acceptable. This includes double glazing and PVCu. Externally mounted glazing bars, leaded detailing and drip rails are required to reflect the design of the original windows.	The design guide has been updated to confirm that replacements in alternative materials such as PVCu will be supported subject to complying with the requirements of the guide.
Solar panels and environmental installations		
Resident's comments Solar panels are not allowed on the highway facing roof slopes. The highway roof slopes receives the most sunlight, therefore the only roof slope that would make economical sense; (x1) Rear facing solar panels should be permitted; (x1)	The installation of solar panels is permitted development to the side and rear roof slopes where they do not face the highway. The guide already has information to assist householders when installing such equipment. Installing panels on the front roof slope or side that faces a highway would harm the appearance of the conservation area. It is not considered appropriate to amend the guide.	No change
Gardens		
Resident's Comments	The guidance on front gardens	No change

Provide 50% soft landscaping in front/highway facing gardens; (x1) The continued funding for tree planting on the road/public greeneries should be continued; (x1)	does seek to provide 50% soft landscaping within front gardens. Funding for tree planting on public highway/greeneries is outside the control of the guide.	
Other Issues		
Resident's Comments Enforcement of such strict design guide with more support/residents association given more support and consultation. More enforcement is seen to be taking place by the Local Authority; otherwise the guide is null and pointless. Other comments Further guidance is required on other matters not already picked up within the revised updated design guide.	The guidance is intended to make it simpler for resident to understand what works can be carried out without needing planning permission. Where planning permission is required, there is clear guidance on the type of proposals that are likely to be supported. The updated design guide does not include references to first floor rear extensions, basements and raised patios/terraces, which can be found in parts of the conservation area. Some of the area features changes in level between the house and rear garden. Advice on how to approach these alterations would be helpful.	The updated design guide to be amended to include guidance on first floor rear extensions, basements and raised patios/terraces.

Second consultation - Individual responses, discussion and recommendations

Consultation Responses	Discussion	Recommendation
Porches and Canopies		
Resident's Comments <i>Reasons why support and design suggestions:</i> Infilling should be permitted to improve energy conservation; (x9) Infilling should be permitted to improve security; (x8) Exterior door to match the original style of front door within the porch; (x14) To be predominantly glazed to allow timber frontage doors to be retained; (x11) Porches to be wooden; (x4) Materials and colour to match existing house; (x1) <i>Reasons why not support.</i> Adversely impact on appearance; (x1) Should not be justified for	It is recognised that the recessed entrance porches and canopies contribute towards the special character of the Conservation Area. However, it is also evident that a large number of these features (around 64%) have been unsympathetically altered in the past. The results of the questionnaire also indicate that a large proportion of the respondents supported the infilling of recessed entrances as well as the construction of new wooden porches beneath an existing canopy. In both cases the original door should be retained or a sympathetically designed replacement installed to match the architecture of the house.	It is recommended that the Sudbury Court Design Guide is revised to include a section that allows the infilling of recessed entrances and porches. This is subject to it being of an appropriate design solution. For example, this includes the need for it to be predominantly glazed to allow views through to original features (such as the timber entrance doors and frame) behind. Where lost, there should also be a requirement to reinstate the original front door design to enhance the character of the building as a public benefit.

<p>energy efficiency reasons; (x1) Too many people get away with unauthorised works; (x1)</p>		<p>The above approach to be applied to properties that already have a porch and are seeking to replace it. This is to allow uniformity in the design of porches and sustain and enhance the character of the conservation area.</p>
Replacement Front Doors		
<p>Resident's Comments <i>Reasons why support and design suggestions.</i> Energy Conservation; (x5) Security; (x4) Less maintenance; (x1) Replica design of the original style of door in modern material; (x14)</p> <p><i>Reasons why not support and design suggestions.</i> Timber door more secure; (x1) Timber door more durable if maintained; (x1) Modern materials out of keeping with character of conservation area; (x1) Original front door to be retained if porch provided; (x1) Replace with timber door to match original style; (x2) Enforcement of such strict design guide with more support/residents association given more support and consultation. More enforcement is seen to be taking place by the Local Authority; otherwise the guide is null and pointless.</p>	<p>A survey of existing properties within the conservation area indicates that of the properties that do not have porches, around 11% have replacement front doors in alternative materials including PVCu and composite. It is considered that even the more modern doors in composite do not faithfully replicate the design and detailing of the original style of timber doors. This has an adverse impact and harms the character of the conservation area.</p>	<p>No changes recommended.</p>
Hip to gable roof extensions, Side Dormers, and Front Roof Lights		
<p>Resident's comments <i>Specific comments on type of roof extensions supported/not supported</i> Support hip to gables generally; (x17) Support hip to gables with front roof lights; (x5) Supports hip to gables with no front roof lights; (x7) Supports hip to gables on shared driveway properties; (x1) Supports side dormers; (x17) Does not support hip to</p>	<p>The uniformity of the roofscape and gaps between properties forms part of the special character of the Sudbury Court Conservation Area. At present, only around 4% of properties have been extended with side dormer windows or hip to gable roof extensions. Allowing hip to gable roof extensions or side dormer windows will have a significant impact on the appearance of the houses, altering the original roof form and reducing the gaps</p>	<p>No changes recommended. If Committee are minded not to agree with this recommendation - by allowing such roof extensions - it would erode and harm the significance of the Sudbury Court Conservation Area to such an extent that it would not be worth pursuing its protection as a conservation area. In such instance, it will be</p>

<p>gables; (x4) Does not support side dormers; (x7)</p> <p><i>Reasons why roof extensions supported</i> Increasing house prices and extended family; (x4) Hip to gable will allow uniform roof design if applied throughout the estate; (x1)</p> <p><i>Reasons why roof extensions not supported</i> Out of character; (x2) First floor side and rear extensions should only be allowed; (x6) Rear dormers only; (x6)</p>	<p>between the properties. Many are semi-detached and symmetrical. Such roofs extensions will harm the original proportions, design and character of the houses and therefore the streetscape - to no public benefit.</p>	<p>recommended that the Sudbury Court Conservation Area is de-designated.</p>
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Charts

Chart A shows the response from properties within the Sudbury Court Conservation Area on the proposal for **infilling recessed entrances and porches** (nb numbers provided are actual numbers and not percentages)

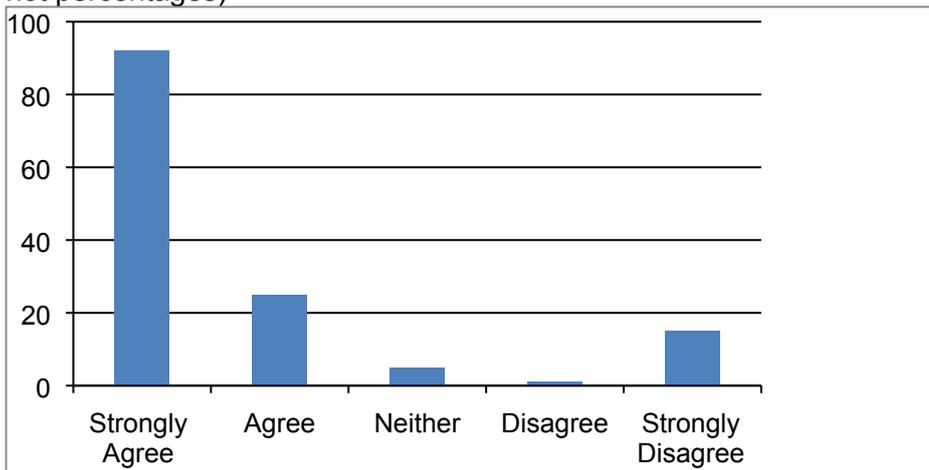


Chart B shows the response from properties within the Sudbury Court Conservation Area on the proposal for **replacement front doors in alternative materials to timber** (nb numbers provided are actual numbers and not percentages)

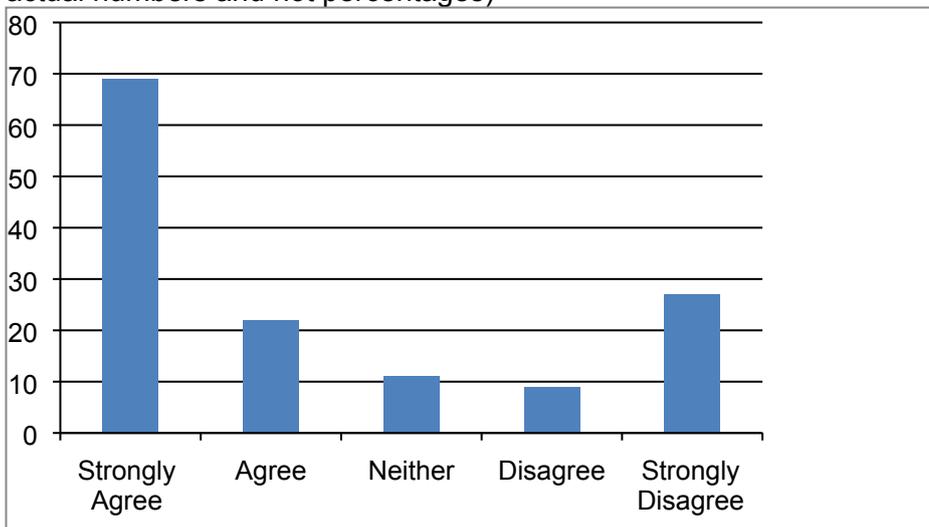
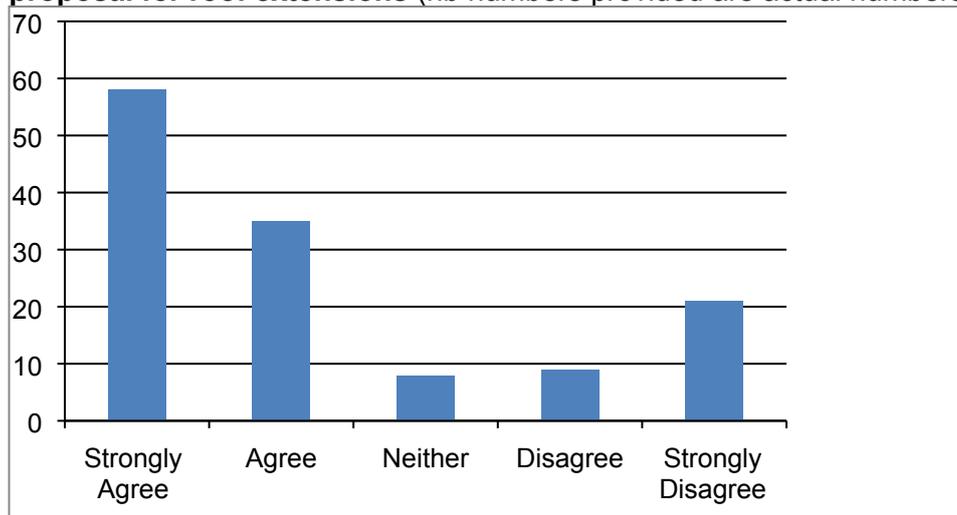


Chart showing the response from properties within the Sudbury Court Conservation Area on the **proposal for roof extensions** (nb numbers provided are actual numbers and not percentages)



Third consultation - Individual responses, discussion and recommendations

Consultation Responses	Discussion	Recommendation
Porches and Canopies		
<p>Resident's Comments <i>Reasons why support and design suggestions:</i> Infilling should be permitted to improve energy conservation, prevent heat loss and shelter from weather; (x2) Infilling should be permitted to improve security; (x2) Infilling should be permitted to improve storage ; (x2) Infilling should be permitted because there are so many already; (x3) To be predominantly glazed with double doors to allow timber frontage doors to be retained; (x2) Porches to be wooden; (x1) Porches to match the style of architecture to match the existing house; (x1) Materials and colour to match existing house; (x1) Exterior door to match the original style of front door within the porch or original moved to front; (x1) Replacement original front door should be allowed in a composite material, replicating the wood grain effect; (x1) More clarity over design; (x1)</p>	<p>It is recognised that the recessed entrance porches and canopies contribute towards the special character of the Conservation Area. However, it is also evident that a large number of these features (around 64%) have been unsympathetically altered in the past. The results of the consultation also indicate that a large proportion of the respondents supported the infilling of recessed entrances as well as the construction of new porches beneath an existing canopy. The results confirm that the new porch should have double-glazed French doors. In both cases the original door should be retained or a sympathetically designed replacement installed to match the architecture of the house. The results also confirm that the porch should match the style of the existing house. Exterior doors need to be fully glazed to allow the original to be appreciated behind. It allows the original appearance of the building to be maintained. The original front door should not be moved forward as it would look</p>	<p>The Sudbury Court Design Guide has been revised to include a section that allows the infilling of recessed entrances and new porches. This is subject to it being of an appropriate design solution. For example, this includes the need for it to be predominantly glazed to allow views through to original features (such as the timber entrance doors and frame) behind. Where lost, there is a requirement to reinstate the original front door design to enhance the character of the building as a public benefit. New porches and double French doors are recommended in timber construction but PVCu double-glazed units/construction will be supported where there is a sympathetic design approach. The above approach to be applied to properties that</p>

	<p>unconventional in its new position. A composite material could be allowed if it can be proven to match the design of the original.</p>	<p>already have a porch and are seeking to replace it. This is to allow uniformity in the design of porches and sustain and enhance the character of the conservation area.</p>
<p>Reasons why not supported. The design guide is far too prohibitive and onerous and the Conservation Area status and rules for this locality should be repealed; (x1)</p>	<p>The Conservation Area and Design Guide is supported by the Sudbury Court Residents' Association and the residents.</p>	<p>No change proposed.</p>
<p>Front garden area</p>		
<p>Resident's Comments <i>Reasons why support and design suggestions.</i> Support the idea that no more than 50% can be hard standing. It would be nice to have some design ideas on what is acceptable for the hard standing and pathways; (x1) Allow appropriately designed side dormers to give staircase access for a roof addition; (x1)</p>	<p>It is important that there are guidelines on what is acceptable. Clearly robust materials and those in keeping with the style of Sudbury Court would be preferred.</p> <p>In terms of side dormers, only around 4% of properties have been extended with side dormer windows or hip to gable roof extensions. Allowing side dormer windows will have a significant impact on the appearance of the houses, altering the original roof form and reducing the gaps between the properties. Many are semi-detached and symmetrical. Such roofs extensions will harm the original proportions, design and character of the houses and therefore the streetscape - to no public benefit.</p>	<p>With reference to hardstandings, the guide will be updated for clarity to ensure it is clear about materials and layout. For example, the use of flagstones and the careful laying and setting out of materials.</p> <p>No changes recommended for side dormers.</p> <p>If Cabinet are minded not to agree with this recommendation - by allowing such roof extensions - it would erode and harm the significance of the Sudbury Court Conservation Area to such an extent that it would not be worth pursuing its protection as a conservation area.</p>