

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/18/1383/FUL

Alterations and Extensions to Shenburgh, The Street, Walberswick IP18 6UN

30.04.2018

1 Introduction

Shenburgh is a large, much extended early twentieth century house located in the Conservation Area opposite St. Andrews Church. The house is set back at an angle to The Street and fronted by an open lawn. The siting is conspicuous and reveals the house as a picturesque assemblage of forms rising to an attic storey under a distinctive mansard roof.

The attic and parts of the first floor are clad with waney edged weatherboarding: otherwise external walls are of painted brickwork. Roofs are covered with plain clay tiles or pan tiles. The flat roof over the kitchen is leaded.

2 The Application

The proposal is to reorganise and extend the ground floor plan to give a larger dining room and more space at the rear entrance. At first floor, stairs and bathrooms will be rearranged to incorporate a new staircase to the attic bedroom.

To accommodate these changes, an existing single storey addition to the south east will be demolished and replaced by a larger two storey extension. The new staircase will rise through the roof space of this structure to give access to the adjoining attic. To gain headroom, the roof of the extension will be brought up to the level of the mansard.

It is also proposed to construct an extension westwards from the living room to make a library. The extension will project into a sunken walled garden to be formed between the house and garage.

The application includes comprehensive proposals for the restoration of the fabric of the house and its internal and external details. Inappropriate windows and guttering will be replaced and the timber cladding renovated and allowed to weather naturally.

3 Comment

Shenburgh is a significant house in Walberswick, described in the Conservation Area Appraisal as 'an unlisted building which contributes positively to the [area]', and the proposals for its renovation and the renovation of the garden are welcome. The proposed extensions maintain the accretive character of the house. The new library will have the quality of a garden pavilion.

However, the Planning Advisory Group is concerned about the height and scale of the new roof to the proposed eastern extension. When seen from The Street the roof will block an important view of trees and open space beyond and its scale will detract from the primacy of the mansard as the dominant element of the composition.

Opinion

In the opinion of PAG, the proposed height of the roof of the eastern extension should be reduced before the application can be approved.

A member of the Planning Advisory Group declared an interest in this application and did not participate in the review.