

**PLANNING ADVISORY GROUP: Report to Walberswick Parish Council**  
**DC/21/1418/FUL**

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**Creek Cottage The Green Walberswick Suffolk IP18 6TX**

**Proposed refurbishment, and alteration of existing building**

2 April 2021

**1.Objection**

The Planning Advisory Group considers that this application should be refused.

**2.Background**

Creek Cottage sits at the junction of Hidden Lane and the Track leading to the Cliff Field carpark, It is a single storey timber frame dwelling clad in painted softwood weatherboarding, with a clay pantile roof. It was built in the early 20th century and over the years has undergone several alterations including a single storey extension to the west elevation. The proposed works include raising of the ridge line to the house by one metre or so, incorporating a new catslide dormer window, reconfiguring the first floor to create a bedroom, bathroom and storage area and reorganising the ground floor; all within the existing footprint of the building.

**3.Conclusion**

East Suffolk Councils Policy SCLP11.5 states: Conservation Areas Development within Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations and should:

- b. Preserve or enhance the character or appearance of the conservation area;
- c. Be of an appropriate design, scale, form, height, massing and position;
- d. Retain features important to settlement form and pattern such as pen spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens

The significance of the site to the Conservation Area is set out in Para 12.8 (p51) of the Walberswick CA Appraisal. The Appraisal stresses the simplicity and lowness of the houses at the foot of Hidden Lane (including Creek Cottage), the correspondence with the horizontality of the surrounding context of sea walls and marshes and the dramatic contrast in scale with the open landscapes beyond.

The proposal is to raise the main roof and eaves of Creek Cottage by 1 metre and to provide a new and extensive south facing dormer window. The effect of these changes will be to increase the bulk of the building at the upper level and disrupt the continuity and calmness of the tiled roof plane, to the detriment of the characteristics noted in the CA Appraisal.

The site is conspicuous. The adjacent track takes vehicular and pedestrian traffic to the Cliff Field carpark and the beach. Changes to Creek Cottage will be seen by a great many people.

One member of the PAG declared an interest and did not take part in any discussions.