

# Planning Advisory Group: report to Walberswick Parish Council

DC/21/0986/FUL

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**Jove Cottage, Lodge Road, Walberswick, Suffolk, IP18 6UP**

'Installing a garden shed'

**05/04/2021**

## **1. Opinion**

In the opinion of the Planning Advisory Group this application can be approved once the points below have been addressed:

- Differing dimensions of the shed to be clarified
- Distance of the shed from the house to be advised
- Distance of the shed to the west boundary to be advised
- Trees and hedges located in close proximity to the shed to be retained, as per the declaration on the application form
- Use of the shed restricted to storage only

## **2. Description**

The proposal seeks planning permission for the erection of a timber shed to the south west of Jove Cottage. The site lies outside the Walberswick Conservation Area boundary but within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB).

The shed dimensions are given as 2921 x 6099mm on the plans and elevations, and 3 x 6m on the proposed location plan.

The height of the ridge is stated as being 2494mm. The use of the shed is given as 'new garden store for lawn mower and garden tools'.

The walls are proposed as 'shiplap timber cladding, natural colour' and the roof will be covered with 'green Onduline'.

The proposed site location plan shows the shed being screened to the north and east by a 1.2m high wall. It is unclear whether the wall is an existing or new structure.

## **3. Policy background**

Land within an AONB is classified as Article 2(3) land, and:

*"...development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than*

*20 metres from any wall of the dwellinghouse would exceed 10 square metres”*

NB. class E sets out the rules on permitted development for buildings etc within the curtilage of a house, as per *‘Permitted development rights for householders, Technical Guidance’*, September 2019, Ministry of Housing, Communities and Local Government.

#### **4. Comment**

The distance of the shed from the house is not given on the supporting documents. The distance from the shed to the west boundary is also not stated.

Depending on which set of dimensions are used, the floor area of the proposed shed is approx. 18m<sup>2</sup>.

The location for the shed is shown as heavily treed on Google Earth, yet the application form states that no trees or hedges are to be removed. The proximity of a tree to the immediate north of the shed site (see proposed site plan) would likely be affected.

The materials proposed to the walls and roof of the shed are considered to be appropriate.

#### **5.0 Conclusion**

This is a sizeable garden structure, within an AONB, which will be visible from the footpath to the south and south east. Consequently information regarding its exact location and screening are relevant when considering the application.

The distance of the shed from the house and also the west boundary should be provided on the application documents.

Trees and bushes should be retained, or the application details amended accordingly.

The status of the screen wall should be clarified.

Use of the shed should be restricted to storage only.