

**Planning Advisory Group: report to Walbersick Parish Council
February 2021**

DC/21/0429/FUL

**Orchard Piece, Lodge Road, Walberswick, IP18 6UP
REAR SIDE AND FRONT EXTENSION AND ERECTION OF DETACHED
GARAGE AND STORE**

1 Opinion

In the opinion of the Planning Advisory Group this application would be detrimental to the form and character of Lodge Road and should be refused.

2 Description

Orchard Piece is a detached chalet bungalow sitting to the south of Lodge Road between Stocks Lane and Seven Acre Lane. It is just outside the Conservation Area although those houses immediately opposite Orchard Piece lie within it. Compared to its neighbours it sits on a small site and the buildings have a correspondingly large footprint in comparison to its land. On the first floor there are several bedrooms although no details of these are shown on the application drawings.

The proposals are to convert the existing garage into a bedroom having a mezzanine gallery over, to build an attached Orangery to the rear and a new detached garage to the front.

3 Policy background

Policies from the Local Plan are relevant (as summarised below)

SCLP 11.1 Design Quality

Clause b)proposals should complement the local character

Clause c).... proposals should demonstrate a clear relationship between buildings and the wider street scene or townscape

Clause d)proposals should take into account important landscape features and retain or enhance existing landscaping and natural and semi natural features on the site.

SCLP 11.2 Residential Amenity

Clause a).... privacy and overlooking should not be compromised.

Clause d)protection should be afforded against noise and disturbance.

4 Comment

Clause 11.1b) and clause 11.2a) and d) The alignment of the proposed long wall and high gable of the mezzanine is only 750mm from the eastern boundary fence. This will be detrimental to the amenity of the neighbouring house, Primrose Cottage, and its garden and will be at odds with the more spacious settings of houses in Lodge Road. The placing of the garage immediately against the front boundary would exacerbate this

Clause 11.1c) The increase in footprint is excessive in relation to the size of the plot and its low density context, and would be an overdevelopment of the site.

Clause 11,1d) the planning application drawings show no trees on the site and the application form indicates that no trees or hedges are to be removed or pruned. However to construct the garage alone would need at least four trees to be removed and in the back garden the nearness of the Orangery to two attractive, approximately 15 metres high trees would put these seriously at risk of damage during and after construction. Again although the application form indicates that there are no trees within falling distance of the proposed development this is palpably not the case.