

**DC/23/4319/FUL**

**Pebbles, The Lea, Walberswick, Suffolk, IP18 6TR**

*“Extension to existing sun room at rear of property. Replace existing shed to the side of the property with a shed on a larger footprint. New bin storage area at front of property. New velux windows in Bedroom 3. New solar panels on sun room flat roof. New windows and door to front elevation”*

**27.11.23**

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## **1. Opinion**

In the opinion of the PAG this application can be **approved**.

## **2. Description**

The application proposes a single storey extension to the existing sun room located at rear of the property, new Velux windows in Bedroom 3, new windows and door to front elevation and new solar panels on sun room flat roof. The application also proposes to remove and replace an existing shed to the side of the property with a shed on a larger footprint and a new bin storage area to the front of property.

The property is located within the Suffolk Coast and Heaths AONB, and the site lies within the Walberswick Conservation Area.

## **3. Comment**

The proposed single storey flat roofed extension to the rear of the property is modest, with an inconspicuous flat roof, and is considered to have a low impact on neighbouring properties. The same can be said about the replacement shed, and while it is acknowledged that the new structure will have a larger footprint than existing, the shallow pitched roof and choice of materials is acceptable.

PV panels are proposed to the sun room flat room, and are supported where they have little to no impact on the Conservation Area, as in this case.

The 2no new Velux windows proposed to the north (side) elevation are not considered to affect the residential amenity of the neighbouring property, nor are they likely to lead to an unacceptable change in light pollution.

## **4. Summary**

The proposed alterations are modest and the impact they will have on the Walberswick Conservation Area and AONB is considered to be minimal.