

Planning Advisory Group: advice to Walberswick Parish Council

DC/24/0555/FUL

Longwood, Church Field, Walberswick, Suffolk, IP18 6TG.

“Construction of a 2-bay Cart Lodge”

11.04.24

1. Opinion

In the opinion of the Planning Advisory Group the proposed cart lodge can be supported subject to the amendments detailed below (see items 3 and 4) relating to planting and materials being fully satisfied.

2. Description

The application proposes the construction of an open-fronted cart lodge, located to the north east of the main dwelling. Drive alterations to facilitate access to the cart lodge were shown on approved application **DC/23/3765/FUL**, although a cart lodge did not form part of this application.

The proposed cart lodge is sized to accommodate two large family vehicles, with a low roof pitch reflecting the roof of the main house.

3. Comment

The sensitivity of the site is now well-established as a result of comments received regarding previous applications, including the Planning Inspectorate’s comments: *“the modest form, scale and dark recessive cladding of Longwood ensure it sits comfortably beyond the churchyard so it is not a distraction”* with the Inspectorate making clear reference to the site being a *“sensitive backdrop of the church and ruins”*.

The location of the proposed cart lodge is similar to a structure shown on two previously withdrawn schemes (DC/22/1776/FUL and DC/22/4176).

The need for covered parking is not disputed.

The proposed drawings show no exterior lighting to the cart lodge, and this is welcomed in such a sensitive location.

Concerns therefore relate to:

- Impact of development on the setting of church.
- Suitability of the scale, form and materials.

The proposed elevation drawing A03-12 shows that the cart lodge would alter the spatial quality of the site (when viewed from the churchyard) by partly infilling the open space between Longwood and the property to the east. While this represents change, with careful attention to planting and proposed material use this change need not be negative.

While vegetation is not a permanent solution for screening a detailed landscaping proposal and planting scheme should be provided, which would need to address any impact the cart lodge would have on the root protection area of existing trees. Full implementation of the planting scheme would need to be a condition of any consent granted.

The proposal makes effort to repeat the material palette of the main house, which is welcomed, but the use of slate for the roof is not supported. While planting may screen the walls of the cart lodge, the roof and its covering will be the visible element from the churchyard. As there is a lack of slate roof coverings within the immediate and wider vicinity, this would add another material to the site, detrimentally altering the recessive quality of the cart lodge. Cedar shingles would be a more appropriate material that would match the main house, rather than challenge it.

4. Summary

The principle of a cart lodge is not objected to.

The impact on the church and the proposed roof material remains a concern.

The scheme could be supported following alteration of the slate roof covering in favour of cedar shingles.

Subject to detail and design, the submission of a landscape proposal highlighting all trees to be retained / removed / planted, with information regarding impact the cart lodge would have on root protection areas, and a detailed planting list for the shrubs / screening would satisfy concerns regarding screening.