

Cornelian, Leveretts Lane, Walberswick, Southwold, Suffolk, IP18 6TS

“Demolition of 1.5 storey studio and replacement with 1 storey studio on different footprint. Garage extension and garden room. New brick and flint shed. Associated garden works including relocation of existing summerhouse”.

02.06.24

1. Opinion

In the opinion of PAG, this application should be **approved** subject to condition.

2. Description

The proposal seeks to make a number of changes to the outbuildings within the garden of Cornelian.

This includes:

- the demolition of the existing 1.5 storey studio and its replacement with a 1 storey studio, albeit in a slightly different location on the site.
- Relocation of an existing summerhouse and its repurposing as a bike shed.
- A new brick and flint 6.6 x 1.85m storage shed abutting the boundary with Briar cottage and Ash Cottage.
- Extending the existing garage, tripling its size. Part of the extension is to be used as further garaging, whilst the remainder will be used as a garden room.

Cornelian was built in 2010 and both it and ‘House on the Green’ are under the same ownership. The studio proposed to be demolished is accessed via a driveway to the North of House on the Green, this access will be retained. Both properties sit within the Walberswick Conservation Area.

3. Comment

3.1 Demolition and replacement of the studio

The existing studio is located to the centre of the site, well away from any boundaries. The new studio is located approximately 3m from the boundary to the South. The proposed design moves all of the previously South facing windows to the North of the property. This will both reduce the potential for overlooking to the neighbours to the South and provide better natural daylight for painting and other art activities.

There is some concern that although the proposed replacement studio is single storey and therefore lower than the existing studio, it's closer proximity to the boundary to the South may cause harm to the residential amenity (policy SCLP 11.2) of these neighbours, in particular, items a, b, d, e and f.

Policy SCLP11.2: Residential Amenity

When considering the impact of development on residential amenity, the Council will have regard to the following:

- a) Privacy/overlooking;*
- b) Outlook;*
- c) Access to daylight and sunlight;*
- d) Noise and disturbance;*
- e) The resulting physical relationship with other properties;*
- f) Light spillage;*
- g) Air quality and other forms of pollution; and*
- h) Safety and security. Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity.*

3.2 Relocating existing summer house

The existing summer house is being relocated slightly to the East, to the South of the neighbouring garage. It is intended that it will be screened from view by some new shrubs and additional landscaping. It is not considered that this relocation will cause any adverse impact to Cornelian or its neighbours.

3.3 New storage shed

Tree T8 sits directly between this new shed and part of the neighbour's garden. T8 is a 6m high Lime that will be retained, which will provide some screening for the neighbours. In addition, part of this new shed backs onto an existing shed in the neighbour's garden, resulting in little to no impact on amenity to the neighbours.

3.4 Extension to existing garage

Although the extension to the existing garage is significant in size, the extension will sit adjacent to the neighbours existing garage and so it is not envisaged that it will negatively impact these neighbours.

The material palette for all the new additions is sympathetic to the host dwelling and Conservation Area, ensuring the outbuildings remain recessive in the landscape. Clay pantiles to all new roofs, render to match existing walls to the garage extension, brick and flint to the new shed and waney edge boarding with a brick plinth to the studio.

None of the proposals will be visible from a public vantage point.

4. Summary

The demolition of a 1.5 storey outbuilding and replacement with a 1 storey dwelling is welcome subject to the local planning authority satisfying themselves that there will be no adverse impact in relation to residential amenity to the neighbouring dwellings and gardens to the South, Laurel Cottage and Mafeking Cottage.

A condition should be attached the planning consent restricting the use of the studio to ancillary to the host dwelling, removing the ability to create an additional independent property on the site or holiday lets.

The detail provided within this application is welcomed and should be encouraged in order that proposals can be fully considered.