

Planning Advisory Group: report to Walberswick Parish Council

DC/24/1113/FUL

Ferry Hut Southwold Harbour Walberswick Side Ferry Road Southwold Suffolk IP18 6TJ

'Front extension, decking, flue and Velux windows'.

02.06.24

1. Opinion

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

2. Description

2.1 Ferry Hut is located within the Walberswick Conservation Area (as amended in January 2024 to include the Quay area). It is not a listed building however it is identified specifically within the Conservation Area Character Appraisal as an unlisted building making a positive contribution to the Area. The existing property is a detached two storey building.

2.2 The proposed works include the insertion of two rooflights, the installation of a wood burning stove and its associated flue, internal alterations within the existing property and general repairs and remedial works. There is a very small 'extension' to a cloakroom. The existing property has 3 rooms at ground floor level and one room at first floor level. When the proposed works are undertaken there will be one open plan room with a cloakroom at ground floor level and one room at first floor level with an ensuite.

2.3 Apart from the proposed rooflights, the stove flue, and extra decking area, the appearance of the existing building will remain unchanged.

3. Comment

3.1 The property was subject to an application for a Certificate of Lawful Use last year, which was permitted by East Suffolk Council. The effect of this is significant as it establishes the principle of the residential use of the property. Although the property is in the area of significant flood risk the residential use can continue.

3.2 The proposal falls to be considered against the East Suffolk Waveney Local Plan 2019, and particularly the *first part* of the Policy WLP 8.39 Conservation Areas.

Extract of Policy WLP8.39 – Conservation Areas

'Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a

particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area...'

3.3 The alterations proposed (as described above) will improve the living conditions for residents, but do not materially affect the appearance of the building and therefore the impact on the Conservation Area is negligible. The proposal will preserve the character and appearance of the area.

4. Summary

- Although the property is in the area of significant flood risk the residential use is established by the Certificate of Lawful Use and can continue.
- The alterations proposed do not materially affect the appearance of the building and therefore the impact on the Conservation Area is negligible. The character and appearance of the area will be preserved.