

Planning Advisory Group: report to Walberswick Parish Council

DC/24/0671/FUL

**Long Roof, Leveretts Lane, Walberswick, Suffolk, IP18 6UF**

*“First floor alterations and extensions”*

**10.03.24**

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### **1. Opinion**

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

### **2. Description**

Long Roof is a detached Arts and Crafts villa located within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

It is proposed to enlarge the first floor of the property to the north east and south east elevations, in a style matching previous extensions, to provide an ensuite to the master bedroom and an enlarged family bathroom.

The extension will use materials to match the existing house with an increase to the footprint of 32.9m<sup>2</sup>.

### **3. Comment and Conclusion**

The extension is considered proportionate to the existing property, with detailing and proposed materials repeating what exists.

The north east and south east elevations of the property are not clearly visible from the public realm and therefore the proposal has little impact on the Conservation Area or the AONB.

While a number of properties adjoin the site, the proposal is unlikely to affect the Residential Amenity (Policy DM23) of these houses.