

Planning Advisory Group: report to Walberswick Parish Council

DC/23/4623/FUL

Rosemary Cottage, The Street, Walberswick, Suffolk, IP18 6UX.

“Construction of a single storey home office and store”.

03.01.24

1. Opinion

In the opinion of the Planning Advisory Group / Walberswick Parish Council this application should be **refused**.

2. Description

The application proposes construction of a timber store and home office within the front garden of Rosemary Cottage, located to the south of the dwelling and in advance of the established building line (see image, below).

The site lies to the north side of The Street, on an elevated and prominent site, screened in part by a fence and hedge.

The south east corner of the proposed site abuts the boundary of the Walberswick Conservation Area and has a direct visual relationship with it. The site lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

The site currently has parking for cars to the south west of the site. To the north side of the house is a large private garden.

3. Comment

This application follows a previous application for a similar structure (DC/22/4271/FUL) which was withdrawn during January 2023 after being recommended for refusal. The Planning Advisory Group / Walberswick Parish Council commented on this previous application, also recommending refusal, as a result of concerns relating to building in an unbuilt frontage and the effect this would have on the setting of the Conservation Area and entry into the village.

The Walberswick Conservation Area Appraisal is clear in identifying the view from the west side of Rosemary Cottage, looking east across its front boundary towards the Conservation Area, as an “Important View” (p58). The proposed development would not preserve or enhance this view.

While the proposed development site is located outside the Walberswick Conservation Area, the south east corner of the site abuts the boundary of the Conservation Area and the proposal is not considered to preserve or enhance the setting of the Conservation Area (a designated heritage asset).

The application mentions the proposed removal of 1no Yew, but it does not address the impact sinking the proposed structure into the ground by 525mm would have on the root zone of trees / shrubs / hedges in close proximity to the building (within the garden of Rosemary Cottage or the neighbouring garden to the east).

The proposed use as a home office and garden store is reasonable, but locating a garden store to the front of the property, surrounded by car parking, is illogical when the garden itself (and presumably the need for stored garden equipment) is located to the north.

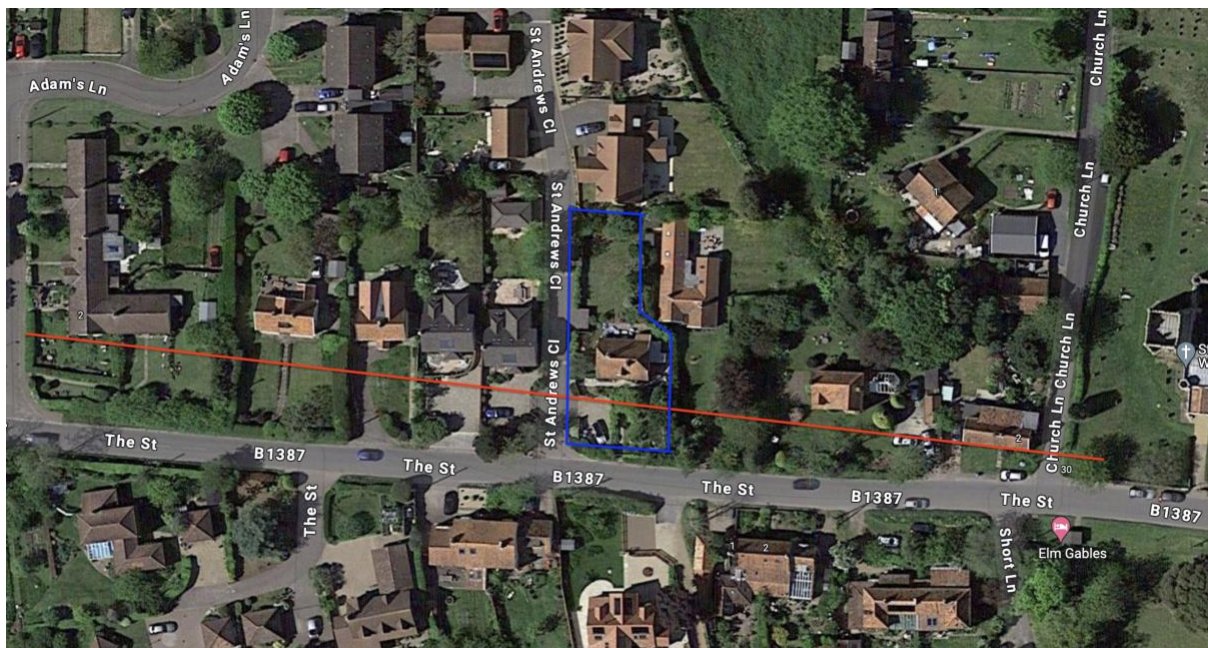
4. Summary

The current application does not address concerns raised previously by the Planning Advisory Group / Walberswick Parish Council.

The current application would detrimentally affect an “Important View” as identified within the Walberswick Conservation Area Appraisal (p.58).

The proposal would establish an unfortunate precedent for development in advance of an established building line (there are no other examples of structures in advance of the host dwelling to the north side of The Street between Adams Lane and Church Lane).

Locating the proposed structure within the garden to the north would satisfy on-going concerns relating to the impact the building would have on the streetscape, Conservation Area, and an identified “Important View”, as well as more usefully providing a garden store in close proximity to the area of garden.



Google Earth view, showing the site (blue) and a clear building line (red) from Adams Lane to the west to Church Lane to the east.