

DC/24/2745/FUL

Millside, The Street, Walberswick, Suffolk, IP18 6UE

“Patio in rear garden.”

19/08/24

1. Opinion

The Parish Council recommends this application is approved, subject to the submission of satisfactory surface water runoff calculations to Building Control.

2. Description

Millside forms one of a pair of semi-detached properties situated on The Street. The Mercers Hall, a Grade II listed building is located diagonally opposite on the other side of The Street. The site is within the Conservation Area and played host to Charles Rennie Macintosh and his family in 1914.

The proposal is for:

- A patio to the rear garden adjacent to the new extension
- A 1650mm high willow screen in addition to the existing brick wall to the East of the site

It should be noted that the application form states that work to the patio and / or willow fencing began on 01 June 2024 despite the application only being made on 30 July 2024.

3. Comment

The rear of the patio (Southern edge) has been (or will be) raised in height by 300mm. This change in height will have two main impacts. The occupants of the patio will be more visible from neighbouring gardens, which in turn may affect the residential amenity of these houses. Mill Cottage will be particularly affected and it is assumed that the 1650mm high willow screen is an attempt to mitigate this.

In addition, the increase in height of the patio may increase the risk of surface water run off onto The Street, via the new driveway. No drains or details of permeable paving solutions have been provided, so it is suggested that approval should be predicated on satisfactory calculations being provided to the overseeing Building Control Officer who will currently be making inspections on the live site. Sustainable or permeable surfaces is in line with the Local Plan.

Application DC/23/4491/DRC refers to the discharge of condition 4 of the original planning consent. This condition related to all hard and soft landscaping. However no drainage was shown on this approved plan either.

4. Summary

The patio is considered acceptable; however, it should only be approved subject to satisfactory drainage calculations being submitted to Building Control.

DC/24/1935/FUL

Shorelands, Palmers Lane, Walberswick, Suffolk, IP18 6TQ

“Alterations to DC/22/4893/FUL to include air source heat pumps, replacement oil tank, wood-burner flue to the existing house, roof light to the existing house, and outbuilding with flue”

19.08.24

1.0 Opinion

The Parish Council opposed the original scheme of alteration (DC/22/4893/FUL) on the grounds of design quality, specifically that the scheme would detrimentally affect the residential amenity of a number of neighbouring properties.

What is now proposed would cause little additional harm to what has already been approved, however the scheme cannot be considered acceptable, or determinable, until the points detailed in section 3.0 (below) have been resolved.

2.0 Description

The abovementioned application follows the recent withdrawal of Non Material Amendment application DC/24/2180/AME. Revised site plans submitted as part of the current application go some way to addressing the concerns raised in our report dated 27.06.24.

Proposed are two ASHPs located to the front elevation of the property (in addition to the one previously approved for the Gym/Pool Building); a replacement oil tank to the front of the property; an additional flue to the main house, a flue to the detached dog run / store building and an additional rooflight to the north facing roof pitch of the main house.

3.0 Comment

The Parish Council generally support the use of renewables, however ESC will need to satisfy themselves that the stated dB output of each ASHP is acceptable, particularly as the location of each ASHP has the potential to impact neighbouring properties and those using Palmers Lane.

The proposed flue to the store is still questioned; this structure was approved as a partly open-sided dog run with a linked and enclosed area for dogs. This changed to a room of unspecified use and no longer linked to the dog run (non-material amendment DC/24/1936/AME). With the use of the space unknown, the need for a flue has not been justified.

It is noted that the rooflight to the main house, proposed in addition to the one being applied for, and queried in our report of the 27.06.24 has now been removed.

4.0 Summary

The current application partly addresses the confusion of previous applications, although queries relating to the location of the ASHPs and the change of use from open-sided dog run to a unspecified room with a boiler flue need to be addressed before the application can be determined.



Lane Corner seen from Palmers Lane: the impact of the proposed shed roof alongside the mass of the Garden Room.

1. Opinion

In the opinion of the Parish Council this application fails to preserve or enhance the Conservation Area, and consequently the application should be **withdrawn** and the location of the proposed shed reconsidered.

2. Description

The application proposes the installation of a 3m x 2m timber clad shed with pantile roof within the garden of the property. Work to construct the shed has commenced, with the framing for the walls and the roof being apparent from Palmers Lane, thereby making assessment of impact this structure would have on the Conservation Area easy to ascertain.

3. Comment

Planning application DC/23/2687/FUL was approved during September 2023, however the Parish Council raised concerns regarding the position of a Garden Room in relation to the north east boundary, specifically the impact this would have on the Conservation Area. The structure was subsequently repositioned 3m away from the north east corner of the site.

The Parish Council has no concerns regarding the provision of a shed, but we do have concerns regarding its position to the north east corner of the site, and the impact this would have on the Conservation Area. It is perplexing that the Garden Room should be moved to reduce impact only for it to be proposed that the vacant space is infilled by another structure.

It is accepted that a small building is being proposed, however the gable and roof of the shed are clearly visible looking south along Palmers Lane towards the junction with The Street.

The proposed shed clutters a sensitive corner of the site and, along with the Garden Room, fails to preserve or enhance long views along Palmers Lane within the Conservation Area. The site sections provided as part of the application fail to show this view and the existing north boundary willow fence is lower than the hedge to the east.

4. Summary

The repositioning the Garden Room away from the north east corner of the site reduced the impact this structure had on the Conservation Area and views along Palmers Lane. The proposed shed should be moved to a less visible part of the garden to reduce the impact it would have on the Conservation Area.