

DC/23/DC/25/1043/FUL

4 Moorside, Walberswick, Suffolk, IP18 6TE

New two storey side extension to form utility, hallway and increase bedroom 1. New ground floor front extension to form kitchen/dining room and improve thermal performance. Extend second floor bedroom WC to form ensuite with new dormer window to rear.

30.03.25

1. Opinion

The application can be **approved**.

2. Description

4 Moorside is a post war, semi-detached, 3 storey dwelling. The property is attached to 3 Moorside (to the west), adjacent a two-storey dwelling (Chestnut Cottage) to the east. To the south are the rear gardens of Manor Close. The 3-storey property is finished in off-white render to all elevations, with black timber detailing, white UPVC windows and UPVC door frames, with red pantiles to roof. 4 Moorside has open land to the front of the site with access to a private side and rear garden. The north elevation sits parallel to the gravel road, with a grass verge between.

The proposal is to add a ground floor front extension; a two-storey side extension; and a dormer on the second floor at the rear.

3. Comment

4 Moorside is semi-detached and sits within a good sized plot with a large garden to the east side. There is an existing two-storey side extension and front (north) extension(s) incorporating a lobby / utility and kitchen. The proposals seek to replace / incorporate these with larger extensions. In terms of size these new proposals are not excessive.

Whilst the front extension is widened to the whole width of the property, it projects no further forward than the existing, it is still single storey but has an angled side to number 3 Moorside avoiding excessive shadowing / loss of light (a sunlight study is provided to show the effects on the attached property).

The two-storey side extension to the east follows the profile of the existing two-storey extension. In that sense it is still set back from the front and rear elevations and will appear subservient to the main house. A good sized side garden would still be evident with the works in place.

In terms of design and materials, these are either compatible with those on the existing house, or use materials widely seen in the vicinity. Notably, the two -storey extension is to be rendered and painted white; windows are white UPVC, and the new front extension has black horizontal timber boarding.

4. Summary

The proposals are:

- Relatively modest in terms of floorspace added
- The design is straightforward and is compatible to the existing
- Materials are designed to match the existing
- The effects on neighbours in terms of sunlight have been taken into consideration in the design of the front extension

The proposals can be recommended for approval.