

1. Opinion

For the reasons stated in section 3 below, this application should be **WITHDRAWN** and resubmitted when the matters raised below have been addressed.

2. Description

The application proposes the construction of a timber frame store / outbuilding, located to the southwest corner of the front garden behind an existing fence and hedge, and near a mature tree.

The site lies outside of the boundary of the Walberswick Conservation Area but is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

3. Comment and Conclusion

The proposed development is modest in scale (13.5m², measured externally) with detailing and proposed materials either repeating elements extant to the main house or being appropriate for a store. There is no objection to the design and scale of the proposed structure.

Despite being located close to Lodge Road the store building would have little impact on the AONB or the residential amenity of the neighbouring property.

However, there are procedural issues relating to this application, primarily that it appears a concrete base has already been laid for the structure despite the application form clearly stating that work has not started. The application form also states that there are no trees or hedges within falling distance of the development, but this is not the case.

Therefore, the application should be withdrawn and resubmitted as retrospective, the application form amended to accurately reflect the current situation, and the advice of the Local Authority Tree Officer sought regarding Root Protection Areas (RPAs) for the hedge and the tree, and the impact the development would have on them both.