

Planning Advisory Group: report to Walberswick Parish Council

DC/25/2494/VOC Variation of Condition (VOC) No. 2 of DC/23/4848/FUL -
Alterations and additions to main house, construction of replacement garden cottage
- Reinstating the garden cottage with a reduced scheme. Air source heat pump to be
repositioned and air conditioning unit included.

'Greyroof' Millfield Road Walberswick Southwold Suffolk IP18 6UD

1. Opinion

The application can be **approved**, subject to the East Suffolk Council ensuring that the Air Source Heat Pump (ASHP) and Air Conditioning (AC) units will not cause unacceptable noise disturbance to adjacent properties.

2. Description

The VOC application contains:

- New details of the location size and construction of an outdoor building / 'loggia' – essentially an open sided brick building with a pitched roof (it also contains a store room to the rear). It is situated in the north eastern corner of the rear garden.
- Details of the type of ASHP and AC units and the operating parameters and the location behind the proposed loggia.

A much larger annex bungalow was included in the original application but subsequently withdrawn (following unfavourable comments from the Walberswick Parish Council (WPC)). That building was some 60m² and over 5m to ridge height plus a tall chimney. The newly proposed loggia is reduced in size to something around 40m² and 4.4m to ridge height, plus a smaller chimney than previously proposed.

3. Comment

The description of the application contains the words '*...Reinstating the garden cottage with a reduced scheme...*'. Whilst such a description could be considered generic, it is unhelpful as it does not contain accommodation, merely a space designed for outdoor entertaining.

Regardless of the original size and the reduced newly proposed building, the basic question is would such a structure and dimensioned building be appropriate to the context at 'Greyroof'. Given the careful detailing and the smaller footprint and height the concerns expressed previously are much reduced.

This is still a large building in its context of domestic gardens around it. The brick and plain tile design is very well considered and does relate well to the 'Greyroof' building itself and the proposed landscaping of the garden. It is sympathetic to the Conservation Area and the Jennings character at 'Te Awhou' adjacent on the east side.

The manufacturers specifications of the ASHP and AC units are given, but ambient noise levels and the operating noise levels in the location are not clear. The impacts on neighbouring properties should be investigated further.

4. Summary

- A much-reduced scheme including a 'loggia' building (rather than a one bedroomed annexe cottage as previously) is proposed.
- For clarity the application description should be amended to reflect the newly intended purpose – 'loggia', not 'cottage'.
- Given the reduced overall size it is on balance considered acceptable.
- The noise implications of the ASHP and AC units should be considered carefully by ESC to avoid problems of noise to neighbours.

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