

Walberswick Parish Council Planning Response

DC/25/3465/VOC

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

"Variation of Condition No. 2 of DC/24/1935/FUL - 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 - To replace existing approved drawings (20 F, 21 F and 22 F) with attached revised drawings PW1511_PL02 - Existing Ground Floor Plan, First Floor Plan, Section A-A & Elevations of Cartlodge. PW1511_PL03 - Proposed Floor Plans, Elevations & Section of Cartlodge Conversion & Extension. PW1511_PL04 - Proposed Floor Plan & Elevations of Gym/Art Building. PW1511_PL05 - Proposed Floor Plans & Elevations of New Storage Building. PW1511_PL06 - Existing & Proposed Site Plans".

29.09.25

1. Opinion

The proposed variations represent a modest improvement to the original (consented) scheme and can be **approved**.

2. Description

Shorelands is a detached red brick house and open fronted 'cart lodge' built c2006.

Permission was granted (against the views of the Parish Council) in 2023 for some extensive alterations. In broad terms:

- Demolition of existing cartlodge with room over.
- Erection of room in roof extension to south of dwelling comprising living and bedroom accommodation over.
- Erection of detached single storey garden building comprising swimming pool and leisure area also comprising Air source heat pump unit.
- Erection of detached single storey store building.
- Installation of photovoltaic panels to roof areas

In commenting on the application the Parish Council found that:

The scale of the proposal would result in an elevation fronting Palmers Lane that is discordant with the established spatial qualities of the other properties to the west side of the lane; a sprawling near symmetrical form dominating its site, rather than a compact form surrounded by open space. The proposed dwelling would have insufficient curtilage to its front and sides, creating a cramped and over-developed feel, with a frontage filling the width of the site.

A subsequent amendment approved in 2024 addressed some of the concerns, but overall the house and changes presented an overdeveloped appearance in the street scene and was likely to adversely affect the amenity of neighbouring properties.

Since obtaining the original 2023 planning approval and subsequent approval in 2024, it is stated in the application that the family's requirements have changed, necessitating further amendments to the scheme.

The variations now proposed to the approved scheme relate to the three main elements including:

- To extend and reuse (rather than demolish) the existing cartlodge.
- A smaller leisure building (including gym, art room and store/plant room) as the pool is no longer required.
- Construct the same storage outbuilding but with different materials (black vertical painted timber boarding on red brick plinth to walls and a natural slate tiled roof).

3. Comment

In essence the new proposals will slightly reduce the scale of new buildings proposed to be added to Shorelands, and this is acknowledged as a positive change.

3.1 Storage building

This remains the same size as consented, but the materials have changed from horizontal plank cladding (fire resistant) to vertical 'Hardiplank' boarding. The roof is proposed as slate instead of red pantiles. The slate roofing seems to be a retrograde step, as pantiles are more representative of local materials, and therefore the use of slate is not supported. It is requested that the consented red clay pantiles are retained.

3.2 Cartlodge

The form of the cartlodge is retained, i.e. a separate building (but with a single storey link to the main house). Rooflights are added to the front elevation to light the second storey residential use previously permitted. The scale of the rear extension (for the new residential use) is reduced also. The open nature of the original cartlodge is still lost with the result being a long front elevation stretching the whole width of the plot.

3.3 Garden room / art / gym building

This is significantly more modest than originally permitted, particularly in bulk and height, because of the swimming pool being removed from the amended plans.

These changes are welcomed.

4. Summary

The application proposals as described above have more positive outcomes than the previously approved applications. However, it remains the case that we consider the works as previously approved represent overdevelopment of the site, particularly as seen from Palmers Lane.

We would ask that the roof covering to the storage building is remains as pan tiles (rather than slate).

Walberswick Parish Council Planning Response

DC/25/3432/FUL

Saltlick, Leveretts Lane, Walberswick, Suffolk, IP18 6TS.

“Replace concrete tiles on existing garage roof with traditional clay pan tiles, replace concrete render on existing garage with render to match dwelling, reinstate garden retaining wall to entrance drive with new timber gates and reinstate driveway surface finish”.

1. Opinion

In the opinion of the Parish Council this application can be **approved**.

2. Description

Saltlick is a large house sitting on an elevated position mid way along Leveretts Lane. A previously permitted large side extension is in the process of being built / finished. The new application seeks to replace modern materials on the garage with traditional, local materials and to reinstate splayed retaining walls to the entrance driveway.

Saltlick is not listed although it is mentioned in the Walberswick Conservation Area Appraisal as contributing positively. Since July 2025 parts of the Conservation Area are covered by an Article 4 Direction, which removes permitted development rights. Saltlick lies within this newly defined area and consequently the proposed development requires planning permission.

3. Comment

The proposed works to the drive splays and garage will be visible from Leveretts Lane and the Conservation Area, and the rise in the drive / ground level accentuates this visibility. Consequently, to aid integration with their surroundings the design and materials proposed need to reference context.

It is considered that the style and materials proposed for the gates and splays are appropriate to the setting.

The current double garage is also proposed for renovation / alteration, although the size is not changed. The new clay pantile roof proposed to the existing double garage, along with traditional wooden plank doors, are considered to be changes that will improve the setting of Saltlick.

4. Summary

These proposals are in keeping with the character of the local street scene and can be approved.

Walberswick Parish Council Planning Response

DC/25/3084/FUL

Toby Cottage, Leveretts Lane, Walberswick, Suffolk, IP18

"Outbuilding in Side Garden".

29.09.25

1. Opinion

In the opinion of the Parish Council this application can now be **approved**, subject to the item relating to trees in section 4.0 being addressed.

2. Description

This application concerns the construction of a detached outbuilding (sauna) located within the garden to the west of Toby Cottage. We requested elevations of the proposed structure be submitted (as per ESC's validation requirements for outbuildings), which have now been supplied.

3. Comment

It is considered that this application would have a negligible impact on the Conservation Area, and minimal impact on the setting of the adjacent listed building (The Old Corner House).

However, we would request that the trees shown to the south and east boundaries on the proposed site plan are all retained, as they are important for screening. The proximity of these trees to the proposed site for the sauna raises questions about root protection areas, which is dependent on the size and type of the trees (not specified on the proposed site location plan).

4. Summary

This application now satisfies ECS's validation requirements for outbuildings.

The proposed sauna is not considered to harm either the Conservation Area or the setting of the Grade II listed neighbouring property.

The trees shown on the proposed site plan should all be retained. ESC's Tree Officer should be consulted to ensure the construction of the sauna does not impact the root protection areas of the trees.

