

DC/25/3084/FUL

“Outbuilding in side garden”.

Toby Cottage, Leveretts Lane, Walberswick, Suffolk, IP18 6UF

03.09.25

1. Opinion

In the opinion of the Planning Advisory Group this application fails to meet ECS validation requirements and should be withdrawn. Otherwise, the application is incomplete and should be **refused**.

2. Description

This application concerns the construction of a detached outbuilding (sauna), located within the garden to the south west of Toby Cottage.

3. Comment

Toby Cottage 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. Toby Cottage lies within this newly defined area and consequently the proposed development requires planning permission.

The information comprising this application is lacking detail and does not satisfy ESC validation requirements for outbuildings, which states that proposed elevations are required. Also missing are material notes, heights and distances from boundary.

Additionally, the application form states there are no trees within falling distance of the proposed structure, but this is contradicted by the site location plan which shows trees along the south boundary. The proximity of trees to the proposed site for the sauna also raises questions about root protection areas, which is dependant on the type and size of the trees.

4. Summary

This application lacks information sufficient to determine it.

In its current state it should not have been registered. If the information required for the application to meet validation is not supplied then the proposal must be **refused**.

We would ask to be re-consulted once the information necessary to determine this application has been submitted.