

Long Meadow, Seven Acres Lane, Walberswick Southwold, Suffolk, IP18 6UL

"To provide front and rear extensions and change all external joinery and. external materials.to walls and roof".

08.01.26

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**, subject to the comments below in section 4 being addressed.

2. Description

The scheme proposes the remodelling and extension of an existing detached property, located outside of the Walberswick Conservation Area, but within the National Landscape.

No pre-application submission was made to East Suffolk Council.

3. Comment

The proposal will remodel an existing and compact 1960s brick property, rebuild the single storey elements as storey and a half, introduce gables, a balcony and rear sun room.

The existing house is unassuming in character, with a simple two storey form with attached single storey entrance and garaging. The house is set back some distance to the north side of Seven Acres Lane.

The proposed design represents a considerably more complicated form than the existing house. However, the additions have been scaled to be respectfully subservient to the host dwelling. While the number of window openings has increased in number, which has the potential for light spill and to impact neighbours and the wider landscape and wildlife, the location of the property is set back from open countryside and consequently is not considered to be a highly sensitive peripheral plot.

The 'New England vernacular' styling of the proposal accords with other houses on Seven Acres Lane and Stocks Lane, where properties are diverse in both scale and detailing. The materials proposed seem acceptable, and replacing uPVC doors and windows with painted timber is welcomed. The use of natural slate however is questioned as this tends not to be found in the immediate vicinity and is a rather hard and uniform aesthetic when viewed against an otherwise soft and recessive material palette.

4. Summary

Given the known bat activity within close proximity to the site, it is surprising that a PEA (Preliminary Ecological Assessment) has not been submitted with this application. The comments of the East Suffolk Council Ecology Team should be sought prior to the application being determined.