

**DC/26/0643/FUL**

*“Reconstruct existing conservatory integrating into kitchen, front porch and lobby extensions”*

Benwrights, The Street, Walberswick, Suffolk, IP18 6UY

**03.03.26**

---

**1. Opinion**

In the opinion of the Planning Advisory Group this application lacks the information required to assess it (see section 3, below), and we request this is provided and that we are re-consulted.

**2. Description**

Proposed is the modest single storey extension of an existing Utility; the building out of an entrance lobby to an established single storey front building line; 3 replacement windows to the front elevation; the remodelling of a conservatory to form a dining space with rooflights over, and a projecting rear roof canopy and patio area.

**3. Comment**

The property is located within the Walberswick Conservation Area, and covered by an Article 4 Direction removing permitted development rights.

While the repositioning of the existing flat roofed porch does not feel particularly well-integrated into the design (the current arrangement of the porch canopy being recessed from the front building line is more attractive) it is considered the proposal will have a neutral impact on the Conservation Area, and therefore accords with Local Plan Policy SCLP11.5.

Three new windows are shown to the front elevation (to the left of the entrance porch) but no information is provided on the drawings or application form regarding materials. The replacement of windows is now controlled by the Article 4 Direction and existing and proposed details should be provided.