

**DC/26/0553/FUL**

Wayland Cottage, The Street, Walberswick, Suffolk, IP18 6UG

*“Single storey rear / side extension. New first floor dormer to rear slope of roof. Repairs to existing timber windows”.*

**03.03.26**

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**1. Opinion**

In the opinion of the Planning Advisory Group this application can be **approved** subject to the landscaping / boundary treatment queries being fully satisfied, and the rooflights over the kitchen being omitted.

**2. Description**

This application proposes a flat-roofed side / rear addition for a new side entrance and dining area, 2 rooflights over the kitchen area, 2 new dormers to the rear elevation (replacing rooflights) and the alteration of the rear facing sitting room window to form doors.

**3. Comment**

Wayland Cottage is located within the Walberswick Conservation Area and falls within the boundary of an Article 4 Direction which removes permitted development rights. The site lies within the Suffolk and Essex Coast and Heaths National Landscape, and directly opposite is The Old Corner House, which is Grade II listed. The property is identified within the Walberswick Conservation Area Appraisal as an unlisted building that contributes positively to the Conservation Area, and it would meet ESC criteria for Non-Designated Heritage Asset (NDHA) status. The site, structure and its relationship with the Conservation is therefore an important and sensitive one.

The work proposed is modestly scaled. However, the rooflights over the kitchen area are not supported; this room appears well-lit by a window to the side elevation and a further window to the front elevation. As such they are an unnecessary alteration at the detriment of the quiet character of the side (west) elevation. As the rooflights would be located at height there is an increased likelihood of light spill from these, which would impact the Conservation Area and the setting of the listed building opposite.

An application for subdividing the site and erecting a house to the west (**DC/22/1189/FUL**) was approved during 2021. This application (to which WPC objected), included the shared parking arrangement to the front of the site for a total of four cars, and a low brick wall extending across part of the frontage of Wayland Cottage. This arrangement is not shown on any of the drawings for the current application, and it is therefore requested that this, and a detailed planting scheme for the front boundary, is submitted. The absence of this information casts doubt regarding the impact the proposal would have on the Conservation Area, with the potential for it to neither preserve nor enhance the character of the Conservation Area, as required by Local Plan Policy SCLP11.5.

**4. Summary**

This application can be approved, subject to:

- The submission of a detailed planting and boundary treatment scheme
- Omission of the 2no rooflights over the kitchen