Planning Advisory Group: report to Walberswick Parish Council

DC/26/3575/AME

The Yacht Yard, Ferry Road, Walberswick, Suffolk

"Non Material Amendment of DC/24/0675/FUL - External balcony - Change the design and materials of the balustrade"

25.10.26

1. Opinion

In the option of the Planning Advisory Group this application should be **refused.**

2. Description

This Non Material Amendment application proposes a change in material for a balcony approved under planning application **DC/24/0675/FUL**.

The approved design has a painted metal balustrade, and the applicant wishes to amend this to glass.

3. Comment

The Yacht Yard is one of a group of large simple form buildings located on Walberswick Quay, with views towards the sea to the South-East and Walberswick and Southwold to the North-East and South-West. It is highly prominent in views from within the Conservation Area and from the other side of the river (within the Southwold Conservation Area).

The area of the village in which The Yacht Yard is located was previously covered by the Southwold Harbour and Walberswick Quay Conservation Area, but in January 2024 was included in the Walberswick Conservation Area (Walberswick Quay Extension area), with an Article 4 Direction in place removing permitted development rights. The property is also located within the Suffolk Coast and Heaths National Landscape.

The Yacht Yard is predominantly red brick, with timber weatherboarding to the upper storey. Large windows face North and East. The Walberswick Quay Extension Conservation Area Appraisal states: *"These buildings have since been converted into residential and commercial use; however, the majority retain their utilitarian appearance and character".* The utilitarian and former commercial visual quality retained by many of the structures is particularly important to the character of the Walberswick Quay Conservation Area.

It is considered that the proposed change of material from metal to glass would not enhance the property to which it will be attached, or the Conservation Area, and would represent a discordant tone in an area of unpretentious buildings.

4. Summary

This application proposes a material inappropriate to local context and therefore does not accord with the specific wording and requirements of Local Plan Policy SCLP 11.1 Design Quality, c) v and SCLP 11.5 Conservation Areas, b), c) and e).