

Planning Application ref DC/19/1847/FUL Erection of ancillary building in garden of domestic dwelling, 1 Millstones, Millfield Road, Walberswick IP18 6UD

1 Opinion

In the opinion of the Planning Advisory Group the application should be recommended for approval.

2 Description

.1 1 Millstones is a ground floor, 2 bedroom flat, located in Millfield Road. It was originally one part of a much larger dwelling, which was later divided into four properties.

.2 The proposal is to construct an ancillary garden room which will perform the function of guest bedroom, home office and provide further storage space.

.3 The proposed garden room is single storey, with a shallow pitched roof (22.5°).

.4 The garden room will be clad in black sawn horizontal timber boarding, with reclaimed clay pantiles. Similar materials can be found on neighbouring dwellings and sheds.

.5 The garden has no direct access to Millfield Road and can only be accessed through the house itself.

3 Comment

.1 The building offers useful extra space for the host dwelling, but it should be minded that the building is ancillary to the host and cannot be used independently. A condition should therefore be applied restricting the use to that of an annexe in line with policy DM6, clause 3, of the Adopted Core Strategy and Development Management Policies July 2013 – *'conditions will be applied to limit occupation to prevent future use as a separate dwelling.'*