

Planning Advisory Group: report to Walberswick Parish Council

DC/21/0195/FUL

Bittern House, Millfield Road, Walberswick, Suffolk, IP18 6UD

EXTENSION TO EXISTING GARAGE TO PROVIDE WORKSHOP AND CREATION OF ARTISTS STUDIO. FURTHER STAND ALONE ARTISTS STUDIO. RE MODELLING EXISTING EXTENSION TO HOUSE.

27/01/2021

1. Opinion

In the opinion of the Planning Advisory Group this planning application should be **approved**, subject to further scrutiny and conditions.

2. Description

Bittern House is located on Millfield Road and within the Conservation Area. This substantial property was built in the Arts & Craft style, in approximately 1904.

The house is situated on a large plot of land and the rear has uninterrupted views over the coastline.

The following works are proposed:

A single storey extension, attached to the rear of an existing garage. The extension measures approximately 42 sq.m and would house an artist studio.

A freestanding, single storey, artist studio, measuring approximately 15 sq.m.

Remodelling of an existing single storey rear extension, incorporating a flat roof, which serves as a balcony, and is enclosed by traditional balustrading. A new external stair provides access from ground level.

Removal of an existing dormer to reinstate the original design of the property.

3. Comment

The Application proposes a number of small alterations to the rear of the property.

The extension to the existing garage is low lying and constructed from materials which complement the main property. It is recommended that the angle of the proposed extension be adjusted, to increase the gap at the pinch point with the boundary.

As with other buildings which introduce an element of domestic / residential use to an outbuilding in the garden, it would be appropriate to condition any permission so that it cannot be occupied separately from the main house.

The freestanding artist studio is some distance from the main house and is of acceptable size. Materials complement the main property.

The remodelling of the rear extension is sympathetic to the original design of the main house. Of particular importance is the traditional balustrading which integrates this feature with the Arts & Crafts style. The detail design of the access stair is unclear and should match the materials and design of the balustrading. Views over adjoining gardens have been considered. These views are distant and substantial planting offers protection to these gardens.

Removal of an existing dormer improves the appearance of the house and reinstates original design.

4.0 Conclusion

Dependent on further scrutiny by the District Council the proposal could be supported, subject to the following conditions:

- prohibiting any use not ancillary to the host dwelling;
- external stair details and materials should match the main balustrade;
- the angle of the garage extension should be adjusted to increase the gap at the pinch point with the boundary.

Four members of the Group declared an interest in the application and did not participate in the review.