

REPORT FROM PLANNING ADVISORY GROUP TO WPC

NOVEMBER 2017

Single storey flat roof extensions to side and rear of a flat roofed bungalow including new cladding and new roof throughout. - Ashtree Lodge Road Walberswick Suffolk IP18 6UP

Ref. No: DC/17/4496/FUL

The Planning Advisory Group has no objection to this application, but with one proviso.

Ashtree is a bungalow to the south side of Lodge Road (the second house west of Stocks Lane)

It is a 3/4 bedroom flat-roofed bungalow with painted brick walls and sheet roofing, and a mix of timber and upvc windows in the style of the 1970's. A good deal of piece-meal superficial alteration has already taken place. To the rear the garden is pleasantly surrounded by mature trees and the front also reasonably screened. It is not overlooked with all rear-most neighbours sited some distance away. To the east is Stocks Wood another 70's flat-roofed house. To the west is Nelson Cottage a tiled and brick traditionally styled chalet/bungalow,

The proposal is to clad the entire building externally allowing for additional insulation. External materials will be a mix of poly-coated profiled steel to the out-of-view side elevations, zinc sheeting to the front entrance and natural timber boarding to the front and rear elevations. Windows will be powder-coated aluminium. The roof will be finished with a rubberised membrane in zinc grey with zinc fascia details, galvanised guttering and downpipes.

The main roof will rise marginally to accommodate the newly insulated structure and the central part of the house will be further raised by 40-50 centimetres to provide a more generous living area. The building is set back from the road and all boundaries and although there is a modest increase in footprint will have little impact on the neighbourhood.

The property sits outside the Walberswick Conservation Area.

A proviso is that there seems to be some confusion over the materials. In various places in the application there is reference to Corten, timber, profiled steel and zinc sheeting being used for the front elevation. Apart from the timber, these other three materials are not found in the immediate neighbourhood. Perhaps the use of just two materials might make the building less overcomplicated and fit in better. The colour of the polycoated profiled steel sheeting is also a key issue.

One of our members declared an interest and withdrew from the meeting.