

DC/24/0184/FUL

“Erect Cart Shed to the West of Annex”

Blythwyc Cottage, The Street, Walberswick, Suffolk, IP18 6UB.

05.02.24

1. Opinion

In the opinion of the Planning Advisory Group this application represents over-development which impacts residential amenity, and should be **refused**.

2. Description

The application proposes the construction of an open-sided ‘cart shed’ to the north of Blythwyc Cottage, attached to the west side of an existing garage structure.

3. Comment

The site is located within the Walberswick Conservation Area and within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Blythwyc (along with Bunbury and Holly Cottage) are mentioned in the Conservation Area Appraisal (p33) as being ‘unlisted buildings that contribute positively’ to the area.

Vehicular access is via an unadopted track to the north of the site, in what is a very tranquil part of the village.

The proposed roof over the cart shed is equal in height to the garage structure to which it will be attached, with its ridge running at right angles to the garage roof. The combined form of the two roofs would be an excessively large mass in an area generally comprising of smaller scaled and informally grouped structures. The Proposed Site Layout Plan illustrates the challenging size of the roof when seen in relation to the footprint of the roof to the main dwelling.

The expanse of roof will be particularly apparent from the first floor windows of the adjoining cottage as the boundary division between Blythwyc and Holly Cottage means that the cart shed is partly located to the rear of Holly Cottage.

The application therefore does not satisfy Local Plan policies **SCLP 11.1 Design Quality** (in particular subsections i, ii, iii and iv) and **SCLP 11.2 Residential Amenity** (in particular sections b, c and e).

Finally, the application refers to the existing garage structure as an ‘annexe’, and the recent conversion of this space into living accommodation is mentioned in online comments submitted by a neighbour. While the planning application for the construction of the garage can be found online (ref: C/05/1357, approved 2005) no planning consent covering the change of use from garage to annexe has been found. The planning status of this structure therefore needs to be fully ascertained.