

DC/25/3725/FUL

The Coach House, Palmers Lane, Walberswick, Suffolk, IP18 6TQ

“Single Storey Extension, Timber Studio Building in Garden Together with PV Array to Main Roof”.

27.10.25

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**, subject to the comments in section 3 and 4.

2. Description

This application proposes the demolition of an existing conservatory and the construction of a flat roofed living room on an enlarged footprint. The south west roof of the main house is to be covered with a solar array and a detached single storey cedar clad shed / studio will be constructed to the south east corner of the site.

While the property exists outside of the Walberswick Conservation Area, the southern and eastern boundaries abut the boundary.

The Coach House was largely rebuilt / remodelled c2014 and is not of architectural or historic significance.

3. Comment

The demolition of the conservatory and construction of a flat-roofed living room on an enlarged footprint is acceptable. The solid wall to the north west elevation will improve privacy levels for the occupants and slightly reduce light spill onto Palmers Lane. While there is potential for this development to impact the residential amenity of the property to the south, it is located some considerable distance away, and the conservatory means that there is an existing visual relationship between the two.

The PAG are generally supportive of applications proposing discreetly located photovoltaic panels within the Conservation Area, and as this property is located outside the Conservation Area boundary, and the site is well-screened by trees, the proposal is considered acceptable.

No objection is raised to the shed / studio and, while it is difficult to tell from the submitted drawings, this structure may fall under permitted development.

The application form states that the existing doors and windows are uPVC, however it is understood that they are in fact painted timber. We would ask that the existing timber windows are either repaired or replaced with timber units.

4. Summary

The works proposed are acceptable, subject to the material for the doors and windows being confirmed as being painted timber.