

Planning Advisory Group: report to Walberswick Parish Council

DC/23/1996/FUL

“Single Storey Sitting Room Extension”

Longroof, Leveretts Lane, Walberswick, Suffolk, IP18

31/05/2023

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**.

2. Description

Longroof is a detached Arts and Crafts villa, located within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

It is proposed to enlarge the ground floor sitting room by extending part of the south east elevation. The extension will project 1360mm (internally) and will have a flat roof.

3. Comment and Conclusion

The proposed extension is modest in scale (5.3m² internally), with detailing and proposed materials repeating elements extant to the main house.

The south east elevation of the property is not visible from the public realm and therefore the proposal has no impact on the Conservation Area or the AONB.

While a number of properties adjoin the site to the south, the proposal is unlikely to affect the Residential Amenity (Policy DM23) of these houses.