

DC/24/1585/FUL

Nightingales, Church Field, Walberswick, Suffolk, IP18 6TG

“Rear & side extension, PV panels on West roof face, roof lights, alterations to PV panels South roof face, materials”.

20.05.24

1. Opinion

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

2. Description

The application proposes the construction of a single storey flat roofed addition attached to the north west side of Nightingales. The property is a single storey dwelling located on Church Field, an unadopted track. The site is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

The extension will provide the existing property with a Games Room, Lobby and a top-lit Study.

3. Comment

The proposed accommodation is modestly scaled and detailed and appears as subservient to the main dwelling. While it will be glimpsed from Church Field the majority of the accommodation will be tucked behind an existing Utility.

The existing plan shows a hedge between Nightingales and the neighbour to the west (Hunters Moon) and the proposed plan suggests this is to be removed. So that the proposal has minimal impact on the Residential Amenity of the neighbour it is suggested that this hedge should be retained.

PV tiles where they don't impact on the Conservation Area or public realm are generally supported. This site lies outside the Conservation Area and the panels will not be visible from Church Field.

The proposal has been put forward as an extension to the main house, rather than a separate unit, and approval should be conditioned accordingly to prevent it being used independently.

4. Summary

The proposal is modest and would have little impact on Church Field.

Retention of the hedge would ensure the Residential Amenity of the neighbouring property is not adversely affected by the proposal.

A condition restricting use of the side addition to ancillary to the host dwelling should be attached to planning consent.