

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/0139/FUL

Studio Addition to 1 Ivy Cottages, The Street, Walberswick IP18 6UX

1 Opinion

In the opinion of the Planning Advisory Group the application should be refused to allow further consideration of the points noted below

2 Description

.1 Ivy Cottages is one of a pair of mid-eighteenth century houses located in The Street within the western boundary of the Conservation Area. Described in the Conservation Area Appraisal as 'unlisted structures that contribute positively to the character of the village', the cottages also qualify for SCDC's status as non designated heritage assets.

.2 Ivy Cottages stands well forward of Dickon, the adjacent house to the west. The brick gable of no1 is prominent when approached from that direction as noted in the Appraisal. To the side of the house is a brick garage, built against the boundary wall. The intention is to raise the garage roof and form a timber clad studio at first floor on top of the existing brick construction.

3 Comment

.1 The primary concern is the bulk of the proposal in relation to the existing house, both when seen in elevation from The Street and at an angle from the west (the significant view noted above). No dimensions have been given but there is doubt whether the accommodation can be provided within the proposed envelope without raising the roof further. The length of the studio is also uncertain and needs to be clarified for the same reason.

.4 The proposal should be reworked to show clearly, with dimensioned plans, sections and elevation, the relationship of the studio to the existing garage and log store, and to the house itself. Additional information is required on the elevations clarifying materials and colours – the pale blue boarding shown on the elevations is not part of the local vernacular. The information should also include a Design and Access Statement assessing the impact of the proposal on the Conservation Area.

.5 There are trees close to the development site. It is not clear whether these are to be retained or felled.

