

Planning Advisory Group: Report to Walberswick Parish Council

DC/21/4567/FUL

2 Manor Close, Walberswick, IP18 6UQ

“New single storey garden accommodation to include a sunroom, music room and workshop”

18/10/2021

1. Opinion

In the opinion of the Planning Advisory Group, once the bullet points in section 3.0 of this report have been satisfied, the application can be **approved**.

2. Description

The proposed development site, within the garden to the east of No.2 Manor Close, is located outside the Walberswick Conservation Area. The house is not locally or nationally listed.

The proposal relates to the construction of a single storey garden building comprising sun room, WC, Music Room and Workshop. The proposed structure will be clad with horizontal timber boarding, with a corrugated metal roof covering.

The garden is described in the Design & Access Statement as being “approximately 900sqm in area” and the proposed building is given as having a “52 sqm internal floor area”.

A fruit tree (T2) will be removed to accommodate the new building.

The design, including the size and its position in relation to the distance from the boundary, has been revised following pre-application comments.

3. Comment and Conclusion

The materials and low-lying form of the proposal are considered to be appropriate. While the proposed building is large, the garden associated with No.2 Manor Close is generous, and the structure would have no visual impact on the Conservation Area.

However, the following comments should be clarified and / or conditioned as part of any consent granted by the Local Authority:

- The proposed structure must remain ancillary to the use of the main house, to prevent it being sold off as a separate unit.
- The proposed use of the structure should remain as noted on the submitted plans.
- The use of the Music Room must not impact on the residential amenity of the neighbouring properties, and the playing / performing of music should be restricted to reasonable hours.
- The 8.1m high cherry tree within the neighbouring garden, close to the northern boundary of the development site, must not be disturbed or damaged by the foundations of the garden accommodation. Clarification regarding this, and the advice / comment of the ESC Tree Officer should be sought as part of the consultation process.

Please note, the above bullet points need to be addressed for the opinion in Section 1.0 of this report to apply.