

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/2596/FUL
8 Church Lane Walberswick IP18 6UZ

11,07.16

1 The application relates to a proposed tory extension to this semi detached house in Church Lane. The extension will provide a large family room at ground level and an additional bedroom with a recessed balcony at first floor. The site is outside the Conservation Area.

2 The proposal is relatively straightforward. There is sufficient room on the plot to extend northwards albeit at the risk of some overshadowing of the neighbouring garden. However, the siting of the extension creates a awkward pinch point at its northeast corner with the garage of the adjoining property. The close proximity of these two structures (800mm) should be examined in more detail to ensure a satisfactory relationship. A plan and elevation are required to show the two houses and the garage in juxtaposition

The increased bulk of the building resulting from the extension is not considered detrimental. The degree of overlooking of the adjacent garden from the recessed balcony is limited.

Visually, the extension is designed to replicate the existing building but with a marginally lower roof and slight setbacks to the external walls to differentiate the new from the old. This results in some awkward and unnecessarily complex details, for example in relation to the new porch which spans walls in two different planes.

Simpler window layouts on the entrance elevation would help to differentiate the smaller scaled extension.

3 In the opinion of the PAG, the proposal is acceptable subject to a reconsideration of some details and clarification of the relationship between the proposed extension and the neighbouring house and garage.

4 A member of the group with an interest in the application did not attend the review.

