

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/20/2038/FUL

Enclosure of a ground floor light well at Brisbane House Ferry Road IP18 6TN

1 Opinion

In the opinion of the Planning Advisory Group the application should be refused pending the provision of the information referred to in paragraphs 3.2, 3.3 and 3.4 below

2 Description

2.1 Brisbane House, formerly known as Crows Nest, lies within the Conservation Area overlooking Bell Green. To the rear, a single storey extension spans the width of the garden, with glazed mono pitched roofs to its eastern and southern perimeters. The open light well, which is the subject of this application, is located between the house and the eastern boundary, beyond the current limit of the roof glazing. The well has an area of 6m²

2.2 The intention is to extend the adjoining perimeter roof glazing over the light well and to incorporate the space within the house. Brick walls supporting the first floor extension will be demolished and replaced by a steel framework to permit an uninterrupted space at ground level.

3 Comment

3.1 The light well is not visible from adjoining public spaces and the proposal will not detract from the quality or character of the Conservation Area.

3.2 However, as noted in the pre application planning advice, the proposal will have an impact on the adjoining property, Half Pennys, in terms of privacy and light spillage. In order to assess the threat to amenity, a section is required showing the rear elevation of Brisbane House and Half Pennys in relation to the proposed enclosure

3.3 Information is required regarding the high level windows shown above the boundary wall along the length of the light well. These too will infringe the privacy and amenity of the neighbouring garden and are a potential fire hazard.

3.4 The drawings lack dimensional information. Key dimensions should be figured and drawn scales provided. Section lines should be clearly located

4 Conclusion

4.1 In the opinion of the Planning Advisory Group, the application is incomplete and should not be determined until the information referred to above has been provided.

