

Planning Advisory Group:

Report to Walberswick Parish Council

27 February 2021

Commonside, Palmers Lane. DC/21/0714/VOC

Variation of Condition 2 of DC/20/2321/FUL - (Demolition of existing dwelling. Construction of 1 No. Dwelling and detached Cartlodge with games room over. Outdoor Swimming pool and associated domestic landscaping).

1.Objection

The Planning Advisory Group objects to this Variation of Condition (DC/21/0714/VOC) as it looks to increase the footprint of an approved and sizeable scheme for a replacement dwelling. The size of the first floor windows to the north and south elevations are to be enlarged, and two additional roof lights are proposed (one to the east elevation and one to the west).

2.Background

The PAG objected to the original planning application (DC/20/2321/FUL) as it had concerns about scale and overlooking. Our report contained the following comments:

- Rooflights in the west elevation and the dormer window in the east elevation will overlook the adjoining gardens of Herons and The Durdans to the detriment of their amenity.
- The extent of development is detrimental to the low key, rural setting of the site
- In the opinion of the PAG, the scale and form of the house is excessive and does not relate well to its surrounding

Therefore, PAG does not support a Variation of Condition which proposes to increase scale and overlooking.