

Planning Advisory Group: Report to Walberswick Parish Council

Planning application ref DC/19/2532/FUL

Alterations and Extension to Fen Cottage, The Lea, Walberswick IP18 6TR

1 Opinion

In the opinion of the Planning Advisory Group, the application can be approved subject to the provisos of paragraph 3 below.

2 Description

.1 Fen Cottage is one of a small group of houses at the end of The Lea, the narrow track which leads from Leveretts Lane and the green towards Robinson Marsh. Although within the Conservation Area, the house is not visible except from its immediate neighbours and when glimpsed through trees from the river bank. Predominately two storeys in form, with single storey extensions to the rear, the house has a simple, unobtrusive character notwithstanding the complicated arrangement of flat and sloping roofs to be seen from the north. The plot is very constrained: the house extends the full width of the site leaving space only for a small patio beyond.

.2 The intention is to enlarge and improve the planning of the house and its construction without increasing footprint. At first floor the bedroom will be extended over the kitchen below and the bathroom and staircase extension rebuilt in sound construction. The ground floor will be replanned to improve natural lighting and allow the creation of a dining space overlooking the patio. On the east elevation of bedroom 2 the drawings show a large bay window but do not describe what is proposed.

The materials for the new work will match the existing with a pantiled pitched roof and rendered masonry to the bedroom extension and a lead flat roof and larch boarding to the reconstructed bathroom and staircase.

3 Comment

In the opinion of the Planning Advisory Group the proposal is not detrimental to the character of the Conservation Area in this vicinity. However, before the application is determined the following points should be addressed:

.1 The east facing bay window at first floor will cause significant loss of privacy to the neighbouring property Crestholme in contravention of policy DM23 Of the Local Plan

.2 The site is adjacent to trees in or next to the property. These should be shown on the drawings and, if they are to be retained, information provided about their safeguarding.

A member of the Planning Advisory Group declared an interest and did not take part in the review