

Planning Advisory Group: report to Walberswick Parish Council

Planning Application ref DC/19/2866/FUL

Alterations and Additions, Jove Cottage, Lodge Road, Walberswick IP18 6UP

25.08.2019

1 Opinion

In the opinion of the Planning Advisory Group the application can be approved subject to the provisos of paragraphs 3.3, 3.4 and 3.5 below

2 Description

2.1 Jove Cottage is a two storey house built in the late 1930's on the south side of Lodge Road, near the western end of the village. The house has a large garden and an adjoining paddock which contribute to the spacious character of development in Lodge Road. Within the garden, a small detached studio is linked to the house by a screen wall. On the northern boundary, the house is sited close to the road with limited and potentially dangerous vehicular access to a small forecourt and integral garage.

2.2 The intention is to restore the house and reorganise its planning to create spaces for 'extended family living'. The floor plans will be enlarged to the south by the construction of a conservatory and a two storey gabled extension to form a drawing room and principal bedroom. The garage will be converted to a utility room with a single bedroom above. The detached studio will be rebuilt and enlarged to make a bedroom annexe.

Access to the site will be relocated to the west end of the house to allow safer and more practical vehicle movement. The garage will not be replaced.

3 Comment

3.1 Given the size of the plot, the limited visibility of the alterations and the tree planted boundaries, the Planning Advisory Group does not consider the extensions to Jove Cottage will have a detrimental effect on the form and scale of the house or the local environment.

3.2 The intention to demolish the poorly built entry porch on the north side of the house and the sun room on the south side is to be welcomed as is the proposed replacement of upvc windows and doors with timber joinery. Less successful is the proposal to clad certain elevations with waney edged timber boarding which does not follow the pattern of the existing house.

3.3 The relocation of the access to the west end of the site allows space for vehicles to manoeuvre safely and provides additional parking spaces. However it would appear from the survey that one or more of the mature trees in the vicinity

may need removal to allow the construction of the new driveway. The point needs clarification.

3.4 The peaked French windows to the first floor balcony are awkward and out of character with the house and cannot be opened fully as shown.

3.5 The drawings show an array of photovoltaic panels to be sited in a Ha-Ha in the paddock. Details of the installation are required.