

Planning Advisory Group: report to Walberswick Parish Council

DC/24/2713/FUL

Lane Corner, Palmers Lane, Walberswick, Suffolk, IP18 6TQ

“Erection of new 2x3m timber clad shed”

12.08.24



Lane Corner seen from Palmers Lane: the impact of the proposed shed roof alongside the mass of the Garden Room.

1. **Opinion**

In the opinion of the Planning Advisory Group this application fails to preserve or enhance the Conservation Area, and consequently the application should be **withdrawn** and the location of the proposed shed reconsidered.

2. **Description**

The application proposes the installation of a 3m x 2m timber clad shed with pantile roof within the garden of the property. Work to construct the shed has commenced, with the framing for the walls and the roof being apparent from Palmers Lane, thereby making assessment of impact this structure would have on the Conservation Area easy to ascertain.

3. **Comment**

Planning application DC/23/2687/FUL was approved during September 2023, however the PAG / WPC raised concerns regarding the position of a Garden Room in relation to the north east boundary, specifically the impact this would have on the Conservation Area. The structure was subsequently repositioned 3m away from the north east corner of the site.

The PAG has no concerns regarding the provision of a shed, but we do have concerns regarding its position to the north east corner of the site, and the impact this would have on

the Conservation Area. It is perplexing that the Garden Room should be moved to reduce impact only for it to be proposed that the vacant space is infilled by another structure.

It is accepted that a small building is being proposed, however the gable and roof of the shed are clearly visible looking south along Palmers Lane towards the junction with The Street.

The proposed shed clutters a sensitive corner of the site and, along with the Garden Room, fails to preserve or enhance long views along Palmers Lane within the Conservation Area. The site sections provided as part of the application fail to show this view and the existing north boundary willow fence is lower than the hedge to the east.

4. Summary

The repositioning the Garden Room away from the north east corner of the site reduced the impact this structure had on the Conservation Area and views along Palmers Lane. The proposed shed should be moved to a less visible part of the garden to reduce the impact it would have on the Conservation Area.