

DC/23/2687/FUL

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

“Single storey side extension to existing house, PV panels to south and west elevations, replacement double glazed windows to match existing Critall windows and replacement weatherboarding to 1st floor. New single storey, flat roofed garden room”.

03.08.23

1. Opinion

The PAG / WPC consider the details of this application require amendment and the application as submitted should be **refused**.

2. Description

Lane Corner is a detached inter-war weatherboarded villa, with a sizeable garden, located to the corner of Palmers Lane and The Street. The application site lies within the Walberswick Conservation Area, and the Conservation Area Appraisal mentions Lane Corner as an unlisted building that contributes positively to the western end of The Street.

The application proposes a single storey bathroom addition to the north east corner of the house, photovoltaic panels to south and west facing roof pitches and a detached Garden Room.

3. Comment

The PAG / WPC have no concern regarding the proposed single storey extension to the main house; it is modest in scale, discreetly located and the proposed materials repeat what exists.

The loss of original Crittall windows within the Conservation Area is always regrettable, particularly in a village where W. F. Crittall resided. However, we are encouraged that the windows are to be replaced with double glazed Crittall units, but request that supplying details of the replacement windows is made a condition of any planning consent.

The PAG / WPC are generally supportive of applications proposing discreetly located photovoltaic panels within the Conservation Area. However, it is considered that PV panels on the south and west roof pitches of Lane Corner will be highly visible from The Street and would not preserve or enhance the appearance of the Conservation Area, and therefore is contrary to **SCLP 11.5 Conservation Areas**.

The image below is taken from the applicant's Heritage Statement (p8) and shows the location of the PV panels, and the significant visual impact they would have on the Conservation Area.



Position of solar panels

The position of the Garden Room to the north east corner of the site raises concerns about the visual impact this would have on the southern end of Palmers Lane (which lies within the Conservation Area). There is no context drawing showing the height of the Garden Room roof in relation to the boundary and no heights given on the drawings. As the site is an elevated one, if the Garden Room were visible above the existing north and east boundary it would have a looming and overbearing effect on what is a green and rural part of the lane and would erode the sense of space between properties and their boundaries. This concern is very adequately illustrated on p6 of the applicant's Heritage Statement (image reproduced below) where the north and east boundaries are clearly visible from Palmers Lane.



Lane Corner in Palmers Lane

We therefore find that the proposal does not satisfy policy **SCLP 11.5 (Conservation Area Development)** clauses, a) to e).

4. Summary

Both the Garden Room and PV panels to the main house roof would cause harm to the Conservation Area.

Repositioning the Garden Room away from the north east corner of the site, reorientating the roof, and using this roof (rather than the main house) for PV panels has the potential to significantly reduce the impact this development would have on the Conservation Area.