

Planning Advisory Group : Report to Walberswick Parish Council

Planning Application ref DC/19/4505/FUL

Demolitions and Extensions at Little Chapter, Church Field, IP18 6TG

1 Opinion

In the opinion of the PAG, the application does not comply with clauses DM21 and DM23 of the Local Plan and should be refused.

2 Description

2.1 Little Chapter is a chalet bungalow in Church Field adjoining the boundary of the Conservation Area and within view of the churchyard. The house was built in 1966 with bedrooms at first floor under a steeply pitched roof. A flat roofed extension to the west incorporates two garages and a garden room. The low eaves, the simple treatment of the dormers and the well scaled elevations give the house an unobtrusive and orderly character.

2.2 The intention is to replace the garages and garden room with a two storey wing on an expanded footprint. The wing will provide additional social spaces at ground floor and increase the sleeping accommodation from two to five double bedrooms with bathrooms. The new building will run parallel to the western boundary with the neighbouring property, Bentes

2.3 Two wider dormer windows will be added to the east facing roof and the existing window enlarged. The dormers will be reroofed with pitched gables. On the south elevation the 'catslide' dormer window will be taken into the roof of the new extension. External elevations will be re-clad in waney edged untreated larch boarding. Brickwork will be rendered and the roof of the new extension covered in red clay pan tiles.

2.4 No additional parking is proposed.

3 Comment

3.1 In the opinion of the PAG, the proposal conflicts with policy DM21 of the Local Plan regarding additions to existing buildings. On account of its size and orientation, the two storey extension is likely to be the dominant element on the site at the expense of the existing house and its setting.

3.2 The size of the extension and its proximity to the boundary will significantly detract from the amenity of the neighbouring house and garden, Bentes in conflict with policy DM23 of the Local Plan.

3.3 The house and its garden contribute to the setting of St Andrew's church, a Grade 1 listed building. At present the flat roofed garages are barely visible on the boundary and, together with the steep pitches of the house, give an open feeling to the churchyard. The proposed two storey extension to be built at the west end of

the house, will be obtrusive in height and extent, particularly when viewed from the more recent graves in the churchyard where people gather for burials.

In the opinion of the PAG the impact of the proposed extension will be detrimental to the setting of the Church.

3.4 The revised designs for the dormer windows are out of scale and character with the existing house and should not be approved.