

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/20/0858/FUL

Revised scheme for the enlargement of 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

Little Chapter is a chalet bungalow in Church Field, adjoining the Conservation Area and within sight of the churchyard. The intention is to replace the flat roofed garages and garden room at the west end of the house with a two storey wing to provide more living accommodation and additional bedrooms.

WPC objected to the previous application to enlarge the house for the following reasons, based on non compliance with policies DM21 and DM23 of the Local Plan:

- Given its size and orientation, the two storey extension would become the dominant element on the site, at the expense of the existing house and its setting.
- The size of the extension and its proximity to the boundary would detract from the amenity of the adjoining property, Bentles.
- The extension would detract from the setting of the church and the sanctity of the churchyard, overlooking the area with more recent graves where people gather for burials
- The proposed gabled dormer windows on the north elevation were obtrusive and out of scale with the character of the house.

In addition, there was concern about the impact of extending the house across the site at the expense of the sense of openness towards the south.

The application was refused in January 2020. A revised scheme has now been submitted which seeks to address these issues.

2.1 The revised design incorporates a small reduction in the footprint of the extension, a slight lowering of the ridge and an adjustment of the roof pitch. These marginal changes will have little or no impact on the considerations referred to above.

2.2 The junction of the existing roof and the roof over of the proposed extension has been reconfigured to create a new gable end overlooking Bentles to the west.

The resultant pitches will close off any sense of openness towards the south but the gable itself may seem less oppressive than the flank wall previously proposed

2.3 The gabled dormer windows along the northern elevation have been somewhat reduced in size but remain obtrusive and out of character with the house, in particular when viewed from Church Field. Even more conspicuous is the room sized dormer which has been introduced into the roof of the new extension, opposite the open entrance to the site.

Extending the 'catslide' dormer on the south elevation into the roof of the new extension undermines the integrity of the original roof form.

3 One of our members declared an interest and took no part in this report.