

**DC/24/2745/FUL**

**Millside, The Street, Walberswick, Suffolk, IP18 6UE**

*“Patio in rear garden.”*

**19/08/24**

---

## **1. Opinion**

The Planning Advisory Group recommends this application is approved, subject to the submission of satisfactory surface water runoff calculations to Building Control.

## **2. Description**

Millside forms one of a pair of semi-detached properties situated on The Street. The Mercers Hall, a Grade II listed building is located diagonally opposite on the other side of The Street. The site is within the Conservation Area and played host to Charles Rennie Macintosh and his family in 1914.

The proposal is for:

- A patio to the rear garden adjacent to the new extension
- A 1650mm high willow screen in addition to the existing brick wall to the East of the site

It should be noted that the application form states that work to the patio and / or willow fencing began on 01 June 2024 despite the application only being made on 30 July 2024.

## **3. Comment**

The rear of the patio (Southern edge) has been (or will be) raised in height by 300mm. This change in height will have two main impacts. The occupants of the patio will be more visible from neighbouring gardens, which in turn may affect the residential amenity of these houses. Mill Cottage will be particularly affected and it is assumed that the 1650mm high willow screen is an attempt to mitigate this.

In addition, the increase in height of the patio may increase the risk of surface water run off onto The Street, via the new driveway. No drains or details of permeable paving solutions have been provided, so it is suggested that approval should be predicated on satisfactory calculations being provided to the overseeing Building Control Officer who will currently be making inspections on the live site. Sustainable or permeable surfaces is in line with the Local Plan.

Application DC/23/4491/DRC refers to the discharge of condition 4 of the original planning consent. This condition related to all hard and soft landscaping. However no drainage was shown on this approved plan either.

## **4. Summary**

The patio is considered acceptable; however, it should only be approved subject to satisfactory drainage calculations being submitted to Building Control.