

DC/24/0675/FUL

The Yacht Yard, Southwold Harbour Walberswick Side, Ferry Road, Southwold Suffolk IP18 6TJ

“External balcony”.

08.03.24

1. Opinion

In the opinion of PAG, this application will preserve the conservation area and can be **permitted**.

2. Description

The Yacht Yard is one of a group of large shed-like buildings located on Walberswick Quay, with views towards the sea to the South-East and both Walberswick and Southwold to the North-East and South-West. It adjoins The Boathouse.

This area of the village used to be covered by the Southwold Harbour and Walberswick Quay Conservation Area, but in January 2024 was included in the Walberswick Conservation Area (Walberswick Quay Extension area). This is covered by the supplementary document ‘Extension of the Walberswick Conservation Area Supplement to the 2013 Conservation Area Appraisal’ published January 2024 and appended to the Walberswick Conservation Area Appraisal 2013. The Yacht Yard is mentioned in this supplementary document, with the adjoining Boathouse, but the statements made are not pertinent to this application.

The Yacht Yard is predominantly red brick, with natural timber weatherboarding to the upper storey. Large windows face North and East.

3. Comment

“These buildings have since been converted into residential and commercial use; however, the majority retain their utilitarian appearance and character” - Extension of the Walberswick Conservation Area Supplement to the 2013 Conservation Area Appraisal.

The balcony will be of a metal construction, in a galvanized finish. This will retain the utilitarian appearance and somewhat mirror the Juliet balcony on the opposite gable of the adjoining building, The Boathouse.

It is not considered that the views from the new balcony will be any more intrusive or cause more overlooking to the neighbouring properties than those already enjoyed from the existing large windows.

It is assumed that the balcony will not protrude past the ownership boundary, although this is not clear from the site location or block plans as those submitted in Drawing 2 and within the Design and Access Statement (second page) differ.

4. Summary

The design of the balcony remains sympathetic to the site, existing building and neighbouring dwellings causing no undue affect to either the Southwold or Walberswick Conservation Areas. Accordingly, the application can be approved subject to confirmation of the site boundary.