

# Planning Advisory Group: report to Walberswick Parish Council

## DC/20/4252/AME

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Westons, The Street, Walberswick, Suffolk, IP18 6UH

**Non-material amendment** “Proposed Change of use of for the red demarked area from storage/amenity land to an extension of the residential curtilage of Westons. Demolition of the existing concrete block asbestos roofed outbuildings and proposed new timber buildings on the same footprints to provide a Storage, Summerhouses and an Outside Toilet and a Greenhouse - Change of location of greenhouse”

01/11/20

### 1. Opinion

In the opinion of the Planning Advisory Group this non-material amendment can be **approved**, subject to the comment in section 5.0 (below) being addressed.

### 2. Description

The application concerns the repositioning of a greenhouse, which is one of a group of timber structures erected within the garden of the abovementioned property. The proposal rotates the square plan greenhouse through 45 degrees and moves it away slightly from the north west corner of the site.

### 3.0 Background

The original planning application (DC/19/4990/FUL, approved November 2019) changed the land use from agricultural to residential curtilage and proposed the replacement of existing outbuildings with “new timber buildings on the same footprints to provide a Storage, Summerhouses and an Outside Toilet to be used in conjunction with ‘Weston’s’, with the addition of 2no. Mobile Shepherd huts...”

During February 2020 a non-material amendment was submitted which altered the roof pitch of Building 4 (ref. no: DC/20/0551/AME, approved February 2020).

### 4.0 Comment

When commenting on the original planning application (DC/19/4490/FUL) the Planning Advisory Group raised concerns about the submitted documentation lacking basic information. The current non-material amendment application also lacks detail and basic information.

### 5.0 Conclusion

The repositioning of the greenhouse seems innocuous, but the lack accurate information on the proposed site plan makes comment regarding any potential impact on neighbouring properties harder to determine (DM23). The submission of accurate and dimensioned existing and proposed site plans would enable the relationship of the greenhouse and neighbouring properties to be understood, and a more informed assessment made.