

Planning Advisory Group: report to Walberswick Parish Council

DC/24/3069/FUL

Lorne Cottages, The Green, Walberswick, Suffolk, IP18 6TP

Demolition of an existing part single / part two-storey rear extension and its replacement through the erection of a two-storey rear extension

17/09/2024

1. Opinion

1.1 In the opinion of PAG East Suffolk must satisfy themselves that there is no detrimental impact on the residential amenity of the two neighbouring properties (Dunwich View and 2 Lorne Cottages) by way of overlooking before considering whether to approve the application. If such an assessment is not done then PAG would suggest that the application is refused. In addition, there should be conditions stipulating frosted glass / non-opening casements be used in the windows facing the neighbours.

2. Description

2.1 The application is described as above. In summary the application proposes the demolition of the existing one / two storey extension and it's replacement by a two storey bay extension on a smaller footprint. The boundary wall / current side extension wall will be reduced in height.

2.2 The form of the two storey bay mirrors that already existing at 2 Lorne Cottages – the adjoining property.

2.3 Unusually the application will result in a slightly smaller total footprint once the development takes place.

3. Comment

3.1 The property faces The Green, and is within the Conservation Area. There are no alterations proposed to the front of the property. The materials proposed to be used are sympathetic to the locality and do not have an impact on the Conservation Area. It satisfies the clauses of policies SCLP11.1 and SCLP 11.5.

3.2 The aspect of the application which does cause concern however is the potential impact of overlooking into the private spaces of the adjacent properties (Dunwich View and 2 Lorne Cottages). The existing one and two- storey extensions to be demolished had no windows facing towards the neighbours. However, because the new extension is in the form of a canted bay it has angled windows on two sides which face directly to the neighbouring properties. These windows being at first floor

have a greater potential for overlooking into the gardens of those properties. Policy SCLP 11.2, clause a) is potentially compromised by the overlooking issue.

3.3 At the very least East Suffolk Council should expressly address the issue and satisfy itself that the degree of potential overlooking and loss of residential amenity that may result is not significant if it considers the proposal should be approved. It may be appropriate that the windows in the canted bay which face the neighbours should be half or fully frosted, and non-opening, and conditioned as such. This would mitigate the potential problem from the outset.

4. Summary

4.1 This is a modest proposal, acceptable in the locality in terms of form and materials, however a potential overlooking issue needs further consideration by East Suffolk Council to ensure compliance with Policy SCLP11.2, clause a).

PAG

17 September 2024