

## Planning Advisory Group

### Report for the Walberswick Parish Council Meeting dated 14 October 2019

#### Elfinston Corner, Stocks Lane

Proposed ground floor extension to the east of the existing house, replacing previous single storey side extensions. Reclaimed timber train carriage to be sited to the west of the garden.

DC/19/3616/FUL

#### 1 OPINION

The Planning Advisory Group considers that the extensions proposed in this application are appropriate to the location and to the existing building and has no objections to them.

#### 2 DESCRIPTION

Elphinston Corner (formerly Oak Barn) is the last house at the south-east corner of Stocks Lane. The area is residential in character with a variety of dwelling types. The house itself lies within a large garden, is a two storey property of timber framed construction with exposed timbers and render infill panels, the main roof is thatched and hipped to the southern end over an existing two storey window bay. To the east are modern single storey extensions, including a conservatory. A detached garage is located close to the west entrance.

The house was reconstructed from a barn by the architect Ernst Freud (1892-1970) in the mid thirties. The property is not listed but we understand that it has been identified by Planning Officers as potentially a non-designated heritage asset. The PAG firmly considers that this identification is appropriate.

The proposal is (a) to replace the existing group of single storey extensions to the east, with a unified contemporary extension. and (b) to provide a reconditioned Railway Carriage in the garden as additional accommodation

(a) The existing house will remain in its existing form, with a flat roofed link between it and the new single storey extension. This will have an asymmetrical thatched roof about half as high as the present house. The important south elevation of the house will remain unchanged including the double height bay Crittall window. The south windows of the extension alongside are designed to be in keeping with this. The east and north elevations will stay the same as before.

(b) the railway carriage is sited low amongst trees and would not be conspicuous

3 East Suffolk Policy DM21 states *(d) in order for extensions to existing buildings to be acceptable, particularly on those that are considered to be architecturally and historically important (including vernacular architecture) and those located in sensitive locations, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site*

PAG considers that the proposal is recessive and allows the original building to remain the more dominant feature on the site.

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