

**DC/24/2334/FUL**

Pebbles, The Lea, Walberswick, Suffolk, IP18 6TR

*“Extend Bedroom 3 to the existing rear line of the sun room. Extend Bedroom 3 and the kitchen to the side by 1.6m leaving a 0.9m gap between extension and neighbouring boundary. Existing bedroom ridge to be extended to the rear line with a shallower pitch to extend to the side to maintain the neighbour's right to light”.*

**19.07.24**

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**1. Opinion**

In the opinion of the Planning Advisory Group this application should be **refused**.

**2. Description**

Pebbles is a modest property located to the east side of The Lea, which lies within the Walberswick Conservation Area.

The application proposes a side extension to enlarge the kitchen and bedroom 3, and a rear extension enlarging bedroom 3 to the rear (bringing it in line with the enlarged sun room, see DC/23/4319/FUL).

**3. Comment**

This application promptly follows approved application DC/23/4319/FUL for the enlargement of the sun room, solar panels, Velux rooflight to bedroom 3, new windows and door to the front elevation and the removal, rebuilding and repositioning (on a larger footprint) of a shed.

Viewed in isolation both schemes propose relatively modest additions, but collectively they represent significant enlargement to the existing footprint of the property and a serious erosion of the amenity space.

A neighbour of the site has objected to the proposal, citing inaccurate information, misleading drawings, differences of opinion relating to distance from boundary and heights as well as a lack of contextual streetscape drawing showing the impact of the proposed development. These issues cannot be resolved with the information submitted by the applicant/agent and unless fully clarified the scheme cannot be approved.

What is apparent from the information submitted is that very little garden area will remain, and the scheme represents over-development of the site.

Whatever the exact height and distance from boundary may be, it is felt that the north elevation as shown represents a significant increase in windows directly facing the neighbouring property, which is contrary to **SCLP 11.2 Residential Amenity**, for all the obvious light and overlooking issues that this policy seeks to preserve.

The application states that the proposed scheme maintains the neighbour's right to light; for this to be taken into account it would need to be backed by a Daylight & Sunlight Assessment report.