

**Planning Advisory Group: Report to Walberswick Parish Council
Alterations and Extension to Ryefield, The Street, Walberswick IP18 6UX
Planning Application ref DC/18/3388/FUL
3 November 2018**

1 In the opinion of the Planning Advisory Group the application does not comply with the requirements of the Local Plan and should be refused.

2 This is a revised application.

The Planning Advisory Group objected to the original application as set out in a report dated 31.08.2018 (which we append below).

2 There have been minor changes since the original application; these are:

The roofline of the extension has been lowered slightly, the face of the extension has been set back slightly more from the face of the existing cottage, and the dimensions of the extension have been reduced slightly.

However, in the opinion of the PAG, these changes are not sufficient to overcome the objections set out in items 4, 5 and 6 of our report of 31.08.2018

Planning Advisory Group: Report to Walberswick Parish Council Alterations and Extension to Ryefield, The Street, Walberswick IP18 6UX Planning Application ref DC/18/3388/FUL 31.08.2018

1 In the opinion of the Planning Advisory Group the application does not comply with the requirements of the Local Plan and should be refused.

2 Ryefield is one of a pair of cottages fronting The Street west of Short Lane. The house and its neighbour, Ryecroft, are arranged symmetrically, each with a lower ancillary extension to the side. The effect is simple and unpretentious. A similar pattern of development is repeated at the nearby Ivy Cottages and a number of other houses in the vicinity.

3 The existing extension incorporates a garage, entrance hall and kitchen with an attic bedroom above. The intention is to replace this with a two storey building, also with an attic bedroom, extending eastwards to the boundary and southwards into the garden. To accommodate the additional space, the height of the roof will be raised by 2.6M to a ridge level of 8.0M, the same as the original house. The length of the gable wall along the boundary will be increased from 7.0M to 10.7M. The garage will not be replaced but no other parking provision is indicated.

4 No drawings have been provided to illustrate the relationship of the new extension with the existing boundary or the adjacent house Dickon. However it is apparent from the information which has been submitted that the extension will be obtrusive when viewed from The Street and from the adjoining property. Proposed windows in the east gable at first and second floor level will directly overlook the neighbouring front garden.

5 The new extension will destroy the symmetrical form of the two cottages and replace the pattern of detached development referred to above by what will appear seen as a terrace of three houses.

6 In this respect the proposal does not comply with the requirements of policy DM 21 of the Local Plan regarding the relationship of new development to the scale and character of its surroundings, nor to the provisions of policy DM23 regarding privacy, overlooking and the residential amenity of neighbours.