

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/4812/FUL

Construction of a 4 bedroom 'passive' house at Lilliput, Lodge Road IP18 6UT

### 1 Opinion

In the opinion of the PAG, the application should be refused to allow further consideration of the size and form of the proposed house in relation to its context

### 2 Description

2.1 Lilliput is one of several properties with large gardens in Lodge Road, beyond the junction with Seven Acre Lane. The generous spacing of the houses, some with single storey extensions, creates a feeling of openness towards the marsh and the sea which is a distinctive feature of Lodge Road in this vicinity. The site lies outside the Conservation Area.

2.2 The intention is to subdivide the plot to create the site for a new house between Lilliput and Jove Cottage. The house will have three floors of accommodation including an attic storey in the roof. The ridge height will be the same as for Lilliput.

2.3 In plan the house will occupy an L shaped footprint extending across the frontage of the site. The projecting wing will present a full height gable to the similar gable of Lilliput, making a narrow 'gut' of space between the two buildings, to the detriment of the open character referred to above. A similar effect is created in relation to the western boundary with Jove Cottage.

2.4 The Design and Access Statement cites Lilliput as the precedent for a building of the size proposed. However, unlike the new house, a significant amount of Lilliput's accommodation is at single storey, to the benefit of neighbours and the streetscape.

2.5 The closeness of the new house to Lilliput will undermine the more spacious pattern of development already noted. The access statement makes no other reference to the character of the site or its surroundings.

2.5 PAG accepts that the site is suitable for development. However more thought and consideration of its context is required, including a reduction in the volume of accommodation at first and second floor level, before the application can be approved.

2.6 The so called 'Passive House' designation refers to a form of timber panel construction with high specifications of insulation, triple glazed windows and photovoltaic and solar panels (not shown on the drawings) to minimise electricity consumption. These measures are to be welcomed.

