

## 1. Opinion

This application can be **approved**, subject to the comments regarding rooflights (see section 3, below).

## 2. Description

Hunters Moon is a single storey dwelling located on Church Field, a 1960s / 1970s development comprising predominantly of single and storey-and-a-half properties. The proposal seeks to add a sizeable study to the front elevation, building beyond the existing front building line, and facing towards the Church Field access track. The proposal will repeat the existing muted material palette of the property.

Church Field is located outside of the Walberswick Conservation Area, although is within the Suffolk & Essex Coast & Heaths National Landscape.

## 3. Comment

While the proposed addition is sizeable, the site is well-screened from neighbouring properties (and the access track) by a mature mixed species hedge. This hedge makes a positive contribution to the rural and informal qualities of the lane. A recently constructed covered car port will also partly filter views of the addition.

The ridge height of the addition will be subservient to the main ridge and equal to an existing lower ridge to the east. The scaling is therefore appropriate to context and in being located centrally to the plot, and single storey in height, there will be no issues with residential amenity (SCLP 11.2).

The design proposes five windows and four rooflights, and this element of the proposal raises concern due to potential light spill towards neighbouring properties and the impact this could have on the much-valued Dark Sky environment of Church Field. It is therefore requested that the 4 rooflights be removed from the proposal; with a glazed gable to the north, two windows to the east and two windows to the west, the removal of the rooflights should not impact the proposed use of the room.