

## Planning Advisory Group: report to Walberswick Parish Council

DC/22/4271/FUL

“Construction of a single storey home office and store”

Rosemary Cottage, The Street, Walberswick, Southwold, Suffolk, IP18 6UX

08.11.22



*View of Rosemary (left) and the proposed development site (behind hedge / fence). Looking east along The Street*

### 1.0 Opinion

The PAG recommend that this application should be **refused**.

### 2.0 Description

As one enters Walberswick, Rosemary occupies an elevated position to the north side of The Street, immediately before the Conservation Area and the listed Church of St Andrews.

The Street at this point is fairly narrow and leafy, just before it opens up into the civic space dominated by the Church. It is a key introduction to the village, and there exists an unbuilt frontage between St Andrews Close and the church.

The view in the photograph above (which would be harmed by the proposal) is recorded on mapping in the Walberswick Conservation Area appraisal as an ‘important view’.

### 3.0 Reasons for refusal

This application affects the setting of the conservation area.

The proposal to build an office and store, not only in front of the building line but almost touching the front boundary, is an intrusion which would seriously disrupt this attractive entrance to the village and the Conservation Area.