

Planning advisory group Observations on Benwrights

REPORT FROM THE PLANNING ADVISORY GROUP TO WPC 1 DECEMBER 2014

"Walberswick" Planning Application

Extension to workshop and conversion to self contained annex. - Benwrights The Street
Walberswick Southwold IP18 6UY

Ref. No: DC/14/3703/FUL | Received date: Wed 12 Nov 2014 | Status: Pending

Consideration | Case Type: Planning Application

Benwrights lies within the Conservation Area to the south of The Street and is the second house to the west of Short Lane.

The intention is to convert, and extend towards the rear, an existing single storied, rendered, and concrete pantiled workshop in the garden. This workshop is 2,5 metres behind the rear line of the house and 1.0 to 0.5 metres from the western boundary. When extended it will be roughly 10.0 x 5.0 metres in size, and accommodate a lounge with a bedroom recess, a kitchen and a shower room. It is not proposed to be for use by the disabled, nor would it be suitably accessible for this, but it will be an annex to the main house.

The existing workshop and extension would be re-clad in stained timber boarding with UPVC windows and concrete pantiles. The re-clad north elevation will be as existing in profile and visible from the road. The other elevations, being single storied, are not appreciably more obtrusive than at present. The windows face mainly to the east about 6 metres from the side boundary, with one in the kitchen at a good distance from the rear boundary.

WALBERSWICK PARISH COUNCIL

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No trees or hedges will be lost by the development. There are no listed buildings in the vicinity.

Policy DM6 of the Local Plan allows the creation of self-contained annexes to accommodate an elderly or disabled dependent, for example, by the 'construction of a new building within the curtilage where it is well related to the existing dwelling'. There must be no adverse effect on residential or visual amenity, and conditions will be applied to prevent future use as a separate dwelling. Although not specifically for the elderly or disabled, the proposal seems to fall in this category. Potential future use as holiday accommodation would be subject to the provisions of Policy SP8. The provision of additional car parking needs to be clarified in relation to this last point.

In the opinion of the Planning Advisory Group, the proposal meets the criteria for new development within the Conservation Area, except for the concrete pantiles. New developments in Conservation Areas are required to enhance the Area. With this in mind our opinion is that clay pantiles should be insisted upon, particularly as it will become more substantial and a permanent residence seen clearly from surrounding properties.

Please note that in spite of being a requirement in a Conservation Area, no Design Statement was submitted. and further there is no Site Notice by SCDC in evidence.

A handwritten signature in blue ink, appearing to read 'Anne [unclear]', is written across the middle of the page.