

DC/23/4456/FUL

Briar Cottage The Green Walberswick Southwold Suffolk IP18 6TT

Installation of double glazing. Removal and replacement of existing shed in rear garden. Removal of existing conservatory. Removal and replacement of oil tank and a new secure bike store.

10.12.23

1. Opinion

In consideration of the potential detrimental effects of the amalgamation of the two cottages on the Conservation Area; immediate locality and wider village it is PAGs opinion that the application should be **refused**.

2. Description

Briar / Ash Cottages comprise a prominent pair of semi-detached houses on the north east corner of Walberswick village green as Leveretts Lane enters on to the green. They are within the Conservation Area. The proposal is described as: installation of double glazing; removal and replacement of existing shed in rear garden; removal of existing conservatory; removal and replacement of oil tank; and a new secure bike store.

3. Comment

The proposal as presented does two things:

1. Amalgamate both cottages into one large dwelling.

The design and access statement suggests that East Suffolk have given an opinion that this amalgamation of two dwellings into one larger unit does not require planning permission. This view is possibly misplaced. Permitted development allowances are unclear. The courts have held that where there are material changes that would affect the area then express permission for the change should be sought (RB Kensington and Chelsea 2016). There is clearly a shortage of smaller units of accommodation in Walberswick, and this change would reduce that availability further. The cottages have in the past been rented by local people. The change to one dwelling with seven bedrooms brings forward the prospect of large groups of people renting it for holiday lets / party house use, to the detriment of the village and the immediate local character.

Parking standards for a house with more than 4 bedrooms would require at least 3 parking spaces. No parking spaces are shown on the plans. A garage is being lost from the property to form a gym, and there is already limited local parking in that area.

2. Undertake various small alterations and insert a number of new windows.

There are internal and external alterations. Two heating systems are to be made one with a new boiler location and new shed for it. An oil tank is to be removed from the front elevation

and replaced with a bike shed. There are extensive new windows which are noted in the window schedule to be matching replacements, although it is not clear what exact style is being referred to amongst the catalogue details given. It will be important that precise types are approved before installation.

Whilst the relocation of the oil tank is welcomed, its replacement with a prominent bike shed on the front elevation neither preserves or enhances the Conservation Area. The boiler shed details are acceptable.

4. Summary

- It is the view of PAG that the amalgamation of Briar and Ash Cottages is not permitted development, given the material changes that result, ie potential use of the new dwelling and associated parking deficiencies.
- The physical alterations are generally acceptable, except the introduction of the bike shed on the front elevation.
- The precise style and specifications of new replacement windows should be conditioned for approval before installation.
- In consideration of the potential detrimental effects of the amalgamation of the two cottages on the Conservation Area; immediate locality and wider village it is PAGs opinion that the application should be **refused**.