

## Planning Advisory Group

### Report to Walberswick Parish Council

November 2019

DC/19/4447/FUL Coopers Thatch, Leveretts Lane, Walberswick, IP18 6UF  
Extensions including new Garden Room, Library and new Entrance, internal alterations, and new Studio in garden

1 The Planning Advisory Group considers that the extensions proposed in this application are not appropriate to the existing building and should be rejected.

2 Coopers Thatch lies within the Walberswick Conservation Area. It is a 2 storied detached house sitting in a large piece of land, on the flat plateau to the south side of Leveretts Lane. It has simple and elegant elevations. The application is for a new garden room and entrance, a three storied tower containing a library on the top floor, and a single storied studio at the extreme edge of the back garden

3 As the applicant's Heritage Statement says, it is likely that the architect of the house was Frank Jennings (1877 – 1961). As such the Planning Advisory Group considers that it is potentially a non-designated heritage asset.

- (a) Because of its intrinsic design value, derived as it is from a vernacular style but with a very 'Jennings' character.
- (b) It is one of the key dwellings which set the tone of a 'Frank Jennings precinct' along Leveretts Lane which is recognised in the Conservation Area Appraisal as having a specific and appealing character and forms a significant and much valued 'green lung' in this part of the village.
- (c) Historically it was formerly the home of the Quaker artist Bertram Priestman RA (1868-1951)

East Suffolk Policy DM21 states

*(d) in order for extensions to existing buildings to be acceptable, particularly on those that are considered to be architecturally and historically important (including vernacular architecture) and those located in sensitive locations, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site*

In the view of the PAG the proposed three storied tower is not visually recessive and indeed would dominate the simple and elegant existing building, particularly as the choice of roof tiles sits uncomfortably with the attractive thatched roof of the house.

4 With regard to the studio proposed, any approval of this should be conditional on it remaining ancillary to the existing house and not a separate dwelling.