

Planning Advisory Group: Report to Walberswick Parish Council 11.02.2017

Planning Application ref DC/17/0318/FUL Crestholme, The Lea, Walberswick

Crestholme has been the subject of three recent planning applications.

In 2015 an Application was submitted to alter and extend the property. Specifically it concerned; *“Alterations and extensions to existing detached single dwelling house including loft conversion with new rear dormer window, rebuilding of existing two storey side extension in larger form, replacement of existing front porch with larger version, new pattern of new and replacement windows throughout, demolition of one existing chimney, addition of raised rear and side terrace, new parking area and new vehicular access from street.”*

Approval was granted in September 2015.

In 2016 an Application was submitted to amend the approved design. Amendments concerned: *“Flat rooflight to dormer window. Larger porch. Rebuild existing side extension rather than retain. Change some windows from metal to timber.”*

The Application was considered as a non-material amendment and Approved in December 2016.

The current Application proposes to amend further the original Application. Amendments include; *“Hedge removal to the side and front of the property and replacement with fencing. Removal of a chimney. An alteration to external wall and dormer cladding materials to dark stained timber. An increase in the area of hard standing. An increase in the rear terraced area.”*

Collectively the alterations will be detrimental to the property and the Conservation Area street scene. However, the majority of these alterations have already been approved at a time when the Parish Council was inquorate.

The new proposal, which is to remove hedges, at the side and front of the property can be considered. Replacement with fencing is detrimental, especially to the side of the property which is boxed in. Unfortunately these hedges have already been removed.

The Planning Advisory Group recommend that the Parish Council support the Application, but request an amendment to the design, omitting the proposed fencing and reinstating the hedging, when viewed from the highway.