

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/2678/FUL

1 Anchor Cottages, The Street, Walberswick IP18 6UA

16.08.2016

1 The application refers to the construction of vehicular access and parking spaces in the garden of 1 Anchor Cottages. At present, the house has no access from the Street and no on-site parking. The proposal is a modification of an earlier application ref 16/1791, which had been refused.

2 The property is one of the pair of 18th century cottages occupying a visible and public location in the Conservation Area opposite The Anchor Hotel. Projecting forward of the line of The Terrace to the east, Anchor Cottages and its garden can be seen close at hand and from a distance across the low garden walls which characterise this part of The Street.

The cottages are described in The Conservation Area Appraisal as 'unlisted buildings that contribute to the character of The Street'.

The Appraisal also refers to the 'good quality cobble garden wall to The Street' which extends across the frontage of the two cottages and continues eastwards as a brick wall of similar height, enclosing the front gardens of The Terrace. The walls are identified as 'important' on the Summary of Character Features Plan attached to the Appraisal.

The walls create a unified and distinctive edge to The Street, broken only by small garden gates and the narrow entrances to the rear service way of The Terrace. A similar scale and pattern is maintained by the more varied enclosures of front gardens to the west as far as The Chapel.

2 The proposal is to demolish part of the wall fronting The Street to create an opening wide enough to allow vehicular access to the rear garden of the cottage. The garden will be redeveloped to provide turning space and grassed hard standing for two cars.

4 The revised scheme omits the entrance forecourt previously proposed, maintains the existing alignment of the boundary to The Street and reduces the width of the opening from 6 metres to 3 metres. Assuming these modifications are acceptable to the Highway Authority, they are to be welcomed. However, it remains the view of the PAG that the proposal is harmful to the Conservation Area for the following reasons:

- vehicular access of the scale proposed will undermine the unity and character of the street frontages
- The scale of the opening and the provision of vehicular access to the rear will be detrimental to the setting of the cottage
- The loss of garden resulting from the construction of the driveway and the parking area will detract from the green and leafy quality of the environment. Further reduction of the garden may arise from the future expansion of the house, referred to in para 3.2 of the Design and Access Statement.
- The benefit of providing off street parking which is claimed for the proposal can simply be achieved renting spaces available to residents in the adjacent car park of the Village Hall

In the opinion of the Planning Advisory Group, the application will be harmful to the character of the Conservation Area and is in conflict with the objectives of the Local Plan. For these reasons we consider it remains unacceptable

