

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/2574/FUL
1 Church Lane Walberswick IP18 6UZ

11.07.2016

1 The application relates to the demolition of existing storage sheds and the construction of a new garage and storage building, together with a vehicle turning area and off road parking.

2 The Applicant's property is located in a sensitive area which faces St Andrew's Church, a Grade 1 Listed Building, and borders the Conservation Area in Church Lane.

The house is likely to have been constructed in the 1940's and has a utilitarian appearance. However, it forms part of a group of six properties, arranged in a distinctive crescent shaped plan form which, together with substantial front gardens, gives character to the development and creates an attractive street scene facing St Andrew's Church.

3 The proposal includes the construction of a large garage/storage building in the front garden of the Applicant's property.

The proposed siting of the building is close to the road, in a prominent position in relation to the adjoining houses and gardens and visible from the churchyard and The Street.

The proposed building measures 8 metres in length, 6.5 metres in width, and approximately 4 metres in height. The footprint is not dissimilar to the main house and would dominate the plot, especially when viewed from Church Lane. The clarity of the crescent shaped plan form fronted by large gardens, would also be compromised.

A timber system building is proposed with a form of log cabin detailing.

4 SCDC's Local Plan Policy DM 21 states that poor visual design which detracts from the character of its surroundings will not be permitted. Relevant factors in assessing the quality of design include scale, the impact on the street scene, style, materials and detailing.

The property lies outside the Conservation Area and is not directly subject to Conservation Area policies. However, the sensitive location within view of the church requires that any development should fully comply with the provisions of the Local Plan.

5 In this context, the Planning Advisory Group comments as follows:

- The size and mass of the proposed building is excessive and not

proportionate to the house which it serves

- The size and location of the building would have a detrimental impact on the street scene which faces St Andrew's Church and on the crescent of housing of which it is part
- The system building design has an appearance and detailing which is not appropriate to the proposed location

For these reasons, the PAG finds the application unacceptable.