

DC/20/1965/FUL | The erection of a single storey building of a rectangular plan with a double pitched roof for use as an artist studio in the rear garden | 1 Ivy Cottages The Street, Walberswick, IP18 6UX

Conclusion / recommendation

The building respects its location in relation to adjacent development. The design and colours are not considered intrusive within the Conservation Area / surroundings.

It is recommended that:

1. No objection be offered to the proposal, subject to;
2. A condition being placed on the permission to prevent the building being used as a separate dwelling not in association with the main dwelling.

The proposal

The proposed building is of a rectangular plan form with dual pitched roof. It measures 8m x 4.5m and includes a small log store at the rear. It has an eaves height of 2.3m and a ridge height of 3.9m. The use is stated as use as an artist studio in the rear garden, and ancillary to the main house. The rear garden behind the house is some 50m in length and approximately 12m in width where the building is located. A spacing of 2.4m is shown from the building to neighbours' garden either side. The building is proposed to be constructed from corrugated metal sheeting to walls and roof. The drawings show the colours as black on the roof and blue to the walls.

Consideration

- The building is within the Conservation Area, so extra care is needed in relation to design and location.
- This is a generous sized building (32m²) in a large (certainly in length) garden.
- It is spaced 2.4m from both boundaries and there are tall hedges on both sides, overlooking is unlikely to be an issue.
- The building is 3.9m to ridge height, so part of it may be seen from either sides gardens, but the view would be of tapering gable ends above hedges.
- Side windows look to the hedges but don't give views to private spaces.
- The main fenestrated elevation looks to the rear of 1 Ivy Cottages (and its semi-detached neighbour), but this is 38m away.
- The building would not be visible (in an intrusive way) from adjacent public highways.
- The style is simple, and the colours are unlikely to be intrusive in the location.
- The use of the building is given as 'artists studio', and the floor plan shows the building divided into two parts internally and the application notes it as '2 studios'. The intended use seems clear though. As with many such buildings like this in the village there is a worry that it could be used separately to the main house, and potentially cause disturbance to amenity in the vicinity. This should be avoided by a restriction on the use only in association with the main dwelling house.
- A pre-application opinion was sought by the applicants from the planning authority, and this concluded that planning permission would likely be forthcoming, and the design / materials would be acceptable.