

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/3498/FUL
3 Adams Lane Walberswick IP18 6UR

6.12.2016

1 The application relates to one of the terrace of six bungalows in Adams Lane which mark the entrance to the village. The intention is to convert no 3 into a two storey, three bedroom house. The existing entrance hall will be extended forward of the general building line, a family/dining area will be built in the rear garden and, at first floor, a flat roofed extension will be constructed at the level of the ridge line for a double bedroom and shower.

The garden room for the family/dining area is not included in the planning application form but is shown as 'proposed' development on the plans.

No dimensions have been provided but it is likely that the proposal will increase the net floor area of the house by more than 90 square metres

2 Comment,

The design of the terrace is simple but considered. The bungalows are conceived of as a group, arranged to form a symmetrical composition. Projecting bays and entry porches with brick surrounds give rhythm to the public frontage.

From the west, the terrace is visible to anyone entering the village from The Street. From the east, the site is screened by high hedges but from Nightingale Close to the north there is a clear view of the rear of no 3 including the site of the proposed roof extension

In this context, the Planning Advisory Group comment as follows:

2.1 The projection of the entrance porch and the ugly clash of its gabled roof with the adjoining bay will undermine the symmetry of the terrace and the integrity of its design.

2.2 The proposed roof extension, misleadingly described in the application form as a dormer, will occupy almost the full width of the house at the rear to create an additional storey. The relationship with its surroundings is not fully shown on the drawings but certainly the mass of the extension will be obtrusive and detrimental to the amenity of adjoining properties, as well as destroying the essential character of the development as a single storey entity.

2.3 The proposed roof light in the west facing roof slope will interfere with the continuity and simplicity of the roof plane.

2.4 The enlargement of the bungalow will further reduce the stock of small properties in Walberswick. This is a matter of concern given the limited provision of

affordable housing and more manageably sized houses for the elderly noted in the Parish Plan Survey of 2011 and the subsequent report of the Housing Working Party.

3 In the opinion of the Planning Advisory Group, the application will have a negative impact on its surroundings and is in conflict with the objectives of the Local Plan. Policy DM21 states that 'proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted'. Policy DM 23 states that 'when considering the impact of new development on residential amenity, the Council will have regard [amongst other matters] to the resulting physical relationship with other properties'. On this basis we consider the proposal is not acceptable and should not be approved.