

## Planning Advisory Group: Report to Walberswick Parish Council

Outline Planning Application ref DC/18/4458/OUT

Erection of a 2 1/2 storey House 4 Moorside Walberswick IP18 6TE

28.11.2018

### 1 Opinion

In the opinion of the Planning Advisory Group the application does not comply with the relevant provisions of the Local Plan and should be refused.

### 2 Comment

This outline application proposes the subdivision of the garden of 4 Moorside and the construction of a 2 1/2 storey 3 bedroom house on the resultant plot. The house will have a footprint of 52m<sup>2</sup> and a floor area of 126m<sup>2</sup>. The ridge height will be similar to the adjoining houses. The house will have a small residual garden of 80m<sup>2</sup>.

Infill and backland development is subject to policy DM7 of the Local Plan. This allows the subdivision of plots for housing where it will not result in 'cramped forms of development, out of character with the area'. Other provisos include loss of residential amenity, loss of privacy, poor relationships with adjacent buildings and inadequately sized curtilages.

In the opinion of Planning Advisory Group the proposed development would not avoid these consequences. The narrowness of the site, the bulk of the proposed building, its close proximity to 4 Moorside and the fenced boundary to the east and the small garden all demonstrate the cramped development, out of context with its surroundings, which the Local Plan is seeking to prevent.

The proposed siting of the house does not conform to the established pattern of development in the area. Whereas existing houses are informally aligned around the perimeter of Moorside, the new dwelling is to be placed in the middle of its plot, to the rear of no 4. In this position it will appear isolated and obtrusive when viewed from surrounding gardens and is likely to detract from the privacy and amenity of neighbours.

It is not possible to assess the impact of the proposal on residential amenity, as required by policy DM23, because no plans or elevations have been provided. The information, which has been reserved, is crucial to deciding the principle of backland development on this site.

The application is also subject to the requirements of policy DM21, in particular the need for proposals to relate well to the scale and character of their surroundings in terms of siting, height, massing and form. For the reasons given above, we do not believe the proposal complies with this requirement.

3 The application contains contradictory statements about its purpose which need clarification. Page 1 of the Planning Statement states that the application seeks outline approval for a single dwelling. On page 2 of the planning statement the application is referred to as a full planning application for the erection of a detached bungalow. On page 3 of the planning statement the application is described as seeking outline approval for the construction of a detached 2 1/2 storey 3 bedroom dwelling.

4 One member of the Planning Advisory Group declared an interest in the application and did not participate in the review.