

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/5270/FUL  
Admiral House, The Street, Walberswick, IP18

9.01.2017

1 The application is to convert into a games room the old garage to Admiral House which fronts The Street, and to extend the rear of the garage to form a kayak store. A wide parking bay will be constructed alongside the garage and the existing forecourt will be enlarged to provide access.

2 Admiral House lies within the Conservation Area. The garden has an extensive and very visible frontage to The Street, illustrated in the Conservation Area Appraisal as an example of the perimeter banks and hedgerows which characterise this part of the village. Since the Appraisal was published, the boundary has been cleared and a new beech hedge planted along the bank. The more open aspect reveals the raised level of the garden beyond and gives greater prominence to the bank as a feature of the street scene.

The frontage has been the subject of two recent planning consents, one for the removal of further trees, the other, retrospectively, for the construction of brick retaining walls to a new pedestrian entrance and an enlargement of the existing vehicular access at the east end of the site.

It is unfortunate that these various changes have been dealt with in this piecemeal manner.

3 The conversion of the garage and the construction of the kayak store (15M2 in area) will have little or no detrimental effect on the Conservation Area.

The main concern is the impact of widening the garage forecourt (from 9 to 15 metres at the kerb) to provide access to the additional parking space and the required vision splays. This will undermine the continuity of the bank which extends along The Street and into Leverets Lane, and its characteristic of occasional small openings. It will also expose more of the garage and adjacent car parking to view. It is not clear why additional parking is required next to the games room when the drawings show ample provision along the northern boundary of the site, accessed from the newly rebuilt driveway.

The Conservation Area Management Plan refers to the importance of the street scene in determining the character of the Conservation Area and, amongst other factors, the detrimental effect of 'intrusive driveways'.

In the opinion of Planning Advisory Group, the enlargement of the forecourt and the creation of a 4 metre wide hard standing alongside the garage does constitute an 'intrusive driveway' which will be harmful to the Conservation Area and should not be permitted. It is also the view of the Group that a scheme of replacement tree planting along the bank should be required as a condition of any consent.