

Planning Advisory Group: report to Walberswick Parish Council

Planning Application ref DC/19/4243/FUL, Admiral House, The Street, Walberswick
Alterations to previously approved garage conversion to games room/ kyak store.

1 Opinion

In the opinion of the Planning Advisory Group the application can be approved provided sufficient safeguards are in place to prevent the use of the building as an independent dwelling.

2 Description

The application seeks retrospective approval of amendments to the previously granted consent ref DC/19/5270/FUL which have been carried out during the course of construction. These include the provision of non-opening garage doors to The Street, a side gate, and a pergola opposite the kyak store. Approval is also sought for revisions to the internal layout of the playroom to include a lobby and shower room. No details have been provided

3 Comment

3.1 Correspondence submitted with the application refers to discussions with the planning authority about how the situation should be regularised. The concern of the Planning Advisory Group is that these modifications are incremental steps in the creation of a separate dwelling, standing in its own plot, divided from Admiral House by the newly planted hedge. It is essential that any move to establish a second plot is resisted, both to prevent increasing the density of this part of the village and to uphold the authority of the Local Plan. Any consent should re-emphasise the condition that use of the playroom can only be ancillary to use of the main house and that rooms must be used only for the purpose indicated on the drawings