

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/14/3249/FUL

Blyth Reach, The Street, Walberswick Suffolk IP18 6UH

30.10.2014

Blyth Reach lies within the Conservation Area to the rear of the house known as Green Gables opposite the junction of The Street and Lodge Road.

The proposal is to demolish the timber studio in the rear garden of Blyth Reach and replace it with an enlarged single story building incorporating a new studio and a granny flat with bedroom, cloakroom and entrance hall. The accommodation, which is designed to be fully accessible for a wheelchair user, will remain ancillary to the main house.

The new studio will be located in the northeast corner of the plot, on the site of the existing studio, to preserve as much of the garden as possible. The plan comprises two wings of accommodation enclosing a south facing raised terrace. The building will be clad in timber boarding with timber windows and a grass roof.

The form of the building will give privacy to the occupant but also preserves the privacy of adjoining dwellings. The northwest elevation has no windows; the northeast elevation has one small bathroom window. Otherwise, windows face to the south and west to give views across the garden.

The increased size of the studio is compatible with the scale with its surroundings and will be well screened by the mature boundary hedges. Virtually invisible from The Street, the studio will become even less noticeable as the materials of its construction gradually weather. The development requires the removal of no trees or hedges and there are no listed buildings in the vicinity.

In the opinion of the Planning Advisory Group, the proposal meets the criteria for new development within the Conservation Area.

Two members of the Planning Advisory Group have declared an interest in the application and have not participated in this review.