

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/16/0686/FUL
Concord Cottage, The Green, Walberswick, IP18 6TU

20.03.2016

1 The application relates to the replacement of the link between the house and existing the garden room, the extension of the garden room to provide a sunroom with a partially glazed roof, and the redevelopment of a single storey store at the side of the house to form a utility room and a new secondary entrance.

2 Concord Cottage joins with Coronation Cottage to form a characterful pair of dwellings overlooking The Green. The house is within the Walberswick Conservation Area and is noted in the Appraisal as 'one of the unlisted buildings which contribute positively to the Conservation Area.'

3 The proposed Sun Room extends the existing Garden Room along the northern boundary of the site to the corner with Hidden Lane, creating a combined building of more than 12m in length with a ridge height of 4.25m. In the opinion of the Planning Advisory Group, the resultant mass will be obtrusive and out of scale with the surroundings and, because of the angle of the boundary, very visible as such from the Green. Whilst not the affecting the privacy of the adjoining dwelling, the amenity of the garden will suffer from the overshadowing of the proposed development and its unvarying height.

The proposed materials for the roof are reclaimed terracotta pan tiles on the north roof slope and black anodised aluminium patent glazing to the south slope. The new walls are described as 'matching brickwork'. However, the walls of the existing garden room are faced in flint cobbles with red brick quoins and this would be the appropriate treatment for any extension.

4 The new utility room is slightly larger than the store it replaces, but remains screened from The Green by the existing entrance lobby. The proposed timber cladding matches similar cladding for the lobby. The two windows to the wc and the utility room are described as PVC 'black external wood grain finish'. This is detrimental to the character of the Conservation Area and should be substituted for a more suitable material.

5 In the opinion of the Planning Advisory Group, the proposal represents over development of the site and is in conflict with the objective of the Conservation Area Appraisal that new development should 'maintain and enhance the quality of the distinctive natural and built environment.' In addition, the issues noted above relating to materials should be addressed to the satisfaction of the Planning Authority before consent is granted.

