

Planning Advisory Group: Report to Walberswick Parish Council

DC/21/4531/FUL

Hedgeley, The Green, Walberswick, IP18 6TT

The extensions include a two-storey element on the rear northern elevation, a two-storey extension to the existing rear gable and a single storey element wrapping around the extended rear gable containing a balcony above. The proposal also includes the remodeling of the garage at the rear of the site into a more pavilion style building, retaining the original roof, and the parking moved toward the front of the site.

11/10/2021

1. Opinion

In the opinion of the Planning Advisory Group this application should be **refused**.

2. Description

Hedgeley is a detached two storey house sitting to the south-east side of the Green which was formerly the Village Stores and Post Office. It is of red brick construction with a pan tiled roof.

It sits in a key area of the Walberswick Conservation Area and is obliquely opposite the Parish Lantern which is a Grade 2 Listed Building.

The proposals for the application are as set out in the bold type above.

3. Reasons for refusal and Policy background

Although not specifically mentioned in the application the plans show that, at present, each floor comprises a separate dwelling with no connection between them and with each dwelling having a front door situated at the back of the building. The intention is to turn the building into one house by carrying out the proposals set out in bold type above, so that it would appear that a change of use is involved in the application.

Regardless of our recommendation for refusal, the proposal to reinstate the front door is to be welcomed as it would bring more life to the front of the building and to the street scene. It should be noted that the archive photograph included in the Design Statement shows small pane sash windows at first floor level. However a different type of glazing bar configuration has been chosen by applicant.

The following policies from the Local Plan are relevant to this application:

SCLP 11.1 Design Quality:

Clause b). The clause states that proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character.

Clause c)j states that the overall scale and character should clearly demonstrate consideration of its surroundings.

Clause c)iii states that the height and massing of developments should relate to their surroundings.

Clause c)iv states that proposals should demonstrate a clear relationship between buildings and spaces and the wider street scene or townscape.

SCLP 11.2 Residential Amenity:

Clause a) states that privacy and overlooking should not be compromised.

SCLP 11.3 Historic Environment: States that development should make a positive contribution to the historic environment.

The two-storey extension projecting from the rear of the existing house, with its flat roof and vertical timber boarding, can be seen clearly from the Green. Sitting within the Conservation Area and in relation to a Grade 2 listed building it is alien to the red brick and tiled existing building and does not comply with the above clauses.



For similar reasons the side and rear extensions also do not comply. Notwithstanding the claim to the contrary in the application, the photograph of Reedlings in the Design Statement shows clearly that every part of Reedlings would be seriously overlooked by the proposed balcony, affecting residential amenity.

There are no drawings of the proposed amendments to garage area but again this side of Hedgeley is visible to the public. The proposal to bring the parking to the front of the site would be a retrograde step and would downgrade the Conservation Area, particularly as no doubt bushes and trees would need removal to achieve this end.

The previous owners of Hedgeley made a photograph (left) available to the village of a bas relief of some antiquity which is built into the north wall where the extension is proposed. We consider that no work is started until a satisfactory future for this artefact is agreed.