

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/17/4890/FUL

Renovations and Alterations at Leveretts, The Street, Walberswick IP18 6UG

30.11.2017

1 Opinion

In the opinion of the Planning Advisory Group, the proposed renovations and alterations are generally to be welcomed but there is concern about the bulk and height of the new extension to the east.

2 Comment

Leveretts is a substantial and conspicuous two storey house, sited close to The Street opposite the entrance to Manor Close and within the Walberswick Conservation Area.

On the south elevation, it is intended to demolish a conservatory and extend forward both the dining room and the adjoining drawing room to the line of the living room gable beyond. The extension will provide a continuous balcony for bedrooms above.

At the east end of the house, the intention is to replace a small potting shed and greenhouse with a studio and bathroom above. The depth of the plan will be extended almost to the depth of the house and the footprint will be increased by a third. The ridge height will be raised above the level of the adjoining eaves to within half a metre of the ridge of the main house. Existing trees, one outside the garden, will provide some screening if retained.

Externally, fair faced brickwork will be repainted grey (now yellow). Existing timber cladding will be renewed with horizontal boarding also painted grey. The new extensions will similarly be clad with timber boarding.

In the garden a garage, stores and a greenhouse will be demolished

3 Conclusion

The renovation of the house will improve its appearance within the Conservation Area.

The extension to the south is not objectionable.

The extension to the east will be obtrusive and should be re-examined with the aim of reducing its bulk. A landscape statement is required regarding present and future screening.

The removal of the garage and other garden structures will free the garden and allow views through from the Street to the landscape beyond.