

**DC/24/2031/FUL**

**Longshore, The Street, Walberswick, Southwold, Suffolk IP18 6TY**

*“Relocation of current single garage new cart shed; workshop & garden studio PV panels cart shed roof.”*

**28.06.24**

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## **1. Opinion**

In the opinion of PAG, subject to the concerns raised in Section 3 below being addressed, the application should be approved.

## **2. Description**

This proposal seeks to make changes to the garaging and sheds located to the West and South-West of Longshore. This includes:

- The existing single-storey, single car garage will be relocated South-West along the driveway for use as a garden and equipment store.
- The existing garden shed will be demolished.
- A new 2 car cart shed, with adjoining workshop and garden studio, clad in black timber boarding, brick plinth and pantile roof tiles.

Longshore and its garden sit within the Walberswick Conservation Area.

## **3. Comment**

The reuse and repurposing of the existing garage is welcomed from a sustainability perspective. It is not considered that its new position will impact the Conservation Area as it will be hidden by mature vegetation and trees. Its material palette will remain unchanged.

The specific use of the Garden Studio is unclear. The Design and Access Statement and pre-app advice appear to offer contradictory information regarding what flood zone the part of the site in question sits in. The planning authority should satisfy themselves whether there is a need for a flood risk assessment, prior to a decision being made. Should the property be found to be in Flood Zone 3, the use of the Garden Studio should preclude sleeping / overnight accommodation.

If an approval was forthcoming, a condition should be applied restricting the use of the Garden Studio to ancillary to the host dwelling, removing the ability to create an additional independent unit on the site or holiday let.

PV panels are described in the Design and Access Statement as being located to the South and North of the new garage / cart shed, however, the drawings only show panels on the South elevation. Clarification regarding this should be sought.

## **4. Summary**

Subject to the Flood Zone being clarified (and any subsequent requirements being met) and confirmation regarding the location of the PV panels, the application can be permitted.

Should the local authority approve the application, it is recommended that a condition be applied restricting the use of the Garden Studio to ancillary to the host dwelling.