

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/15/1756/FUL

Mallards and Mirna, Manor Close, Walberswick IP18 6UQ

31.05.2015

1 The application is the third revision of proposals to redevelop this site, the previous scheme having been withdrawn in January 2015 following adverse comment from the Parish Council and others. The current revision incorporates changes in the design and layout resulting from discussions between the developer and SCDC planning officers which are summarised in the Pre Application Planning Advice attached to the Design, Access and Planning Statement.

Comment

2 The revised site layout now has a more orderly character, eliminating some of the awkward and arbitrary relationships previously commented on.

The additional house, Whimbrels, has been re sited southwards and on lower ground, so reducing its visibility from Sandy Lane.

The area of road and hard standing appears to have increased and may yet need to increase further, notably to provide access in front of Mirna. .

The size and symmetrical form of Mallards, although now reoriented, will be obtrusive, both close at hand in Sandy Lane and from a distance, when viewed against the wooded skyline of Walberswick in conjunction with Sandy House, its conspicuous neighbour. A landscape scheme of screen planting is required for the northern boundary of the site to mitigate this effect.

Generally, the architecture of the three houses is undistinguished. The information about materials is not specific: the detailed schedule referred to in the Design Statement has not been provided. Given the visibility of the development, particularly its roofs, it is important that materials of appropriate design and quality are specified

Conclusion

3 In the opinion of the Planning Advisory Group, the revised proposal still does not meet the objectives of policy DM21 of the Local Plan in terms of design quality, the impact of the development on a prominent edge of the village and the boundary treatment in relation to Sandy Lane.

4 The Group notes that the Planning Advice refers to a Section 52 Agreement from the 1980's, restricting the number of properties to be allowed on the site. It asks for details of the agreement, 'which is no longer considered relevant', to be provided with the application. The requirement appears not to have been complied with.

Whether or not the agreement is a relevant consideration can only be judged when the requested information has been provided and is in the public domain.