

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/2775/FUL

Proposed Cart Lodge, Manor House, The Street, Walberswick IP18 6UG

21.07.2019

### 1 Opinion

In the opinion of the Planning Advisory Group, the application will have a detrimental effect on the Conservation Area in terms of its siting, scale and the materials proposed and should be refused.

### 2 Description

2.1 Manor House is one of a pair of houses fronting The Street at the junction with Manor Close, noted in the Conservation Area Appraisal as making a positive contribution to the character of the village. A dairy and other outbuildings to the rear of the house have previously been converted to provide an art room, living accommodation and store rooms extending along the northern boundary to an open air swimming pool.

2.2 The house is finished in white painted render with a slate roof. The ancillary buildings are roofed in Suffolk pantiles and clad in grey painted weather boarding.

2.3 Manor House has a large garden extending eastwards to the boundary with Alexandra Close, and a line of mature beech trees. The garden is screened from The Street by a low flint and brick wall, willow fencing and a hedge. The hedge also encloses a gravelled entrance and parking area.

2.4 Following the withdrawal of a recent application to enclose the pool as a Swimming Lodge, the owner now proposes to construct a two bay open fronted Cart Lodge and a workshop with office space above within the roof pitch. The lodge will be sited to the east of Manor House, set back from the front elevation of the house and separated by a small patio. The building footprint will be 11.7m long by 6m wide with a ridge height of 5.2m.

F2.4 Flat red clay Coultraï tiles have been specified for the roof with stained weatherboarding above a red brick plinth for the walls. Doors and windows will also be in stained timber. No colours have been specified. Guttering and downpipes will be in black upvc.

### 3 Comment

3.1 No elevations or sections have been submitted with the application to show the relationship of the cart lodge to the existing house or the site boundaries. The information is required to assess the impact of the proposal on Manor House and the surrounding Conservation Area and the application should not be determined until it has been provided.

3.2 In the opinion of the Planning Advisory Group the size and scale of the building and its siting will detract from the openness of the streetscape which is a distinctive and valued feature of the Conservation Area in this location. The building will be the more conspicuous as a result of the removal of part of the boundary hedge to allow for its construction and access.

3.3 The whole clay Courtrai roof tile referred to in the planning application would appear to be a flat tile that does not relate to the village context: many buildings in Walberswick including most of the ancillary spaces at Manor House are roofed with Suffolk pan tiles. The colour of the timber cladding to the workshop is not specified but the elevation drawings show dark brown boarding This does not match the light grey cladding found elsewhere on the site. Upvc is not a suitable material for rainwater goods in a conservation area.

.5 The site plan does not show the proposed conversion of the rear annexe to an Art Room which is the subject of a separate planning application ref DC/19/2721/FUL. Given its long and convoluted planning history and the need to avoid more piecemeal development a comprehensive plan is required for this site to provide the context for current and future building projects.

A member of the Planning Advisory Group declared an interest in the application and did not participate in the review.