

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/0530/FUL

Swimming Pool Enclosure with Studio above, Manor House, The Street
Walberswick IP18 6UG

1 Opinion

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

2 Description

.1 Manor House is one of a pair of houses fronting The Street between Alexandra Place and Manor Close, identified in the Conservation Area Appraisal as buildings which make a positive contribution to the character of the village. To the rear of the house what was once a dairy and other outbuildings have been converted and extended to form an L shaped wing of accommodation, culminating in an open air swimming pool.

.2 It is the intention of the applicant to enclose the pool and the surrounding terraces in an open fronted barn like structure, described as a swimming pool lodge, with an artist's studio at first floor and an adjoining plant room.

3 Comment

.1 The new building will occupy the northern boundary of the site, extending from the gable of the existing wing to the line of mature beech trees on the eastern boundary. The overall length of the proposed enclosure, including the plant room and additional storage, will exceed 18m. The width of the enclosure will be more than 9m and the height of the ridge will be approximately 5m. A building of this size and scale will have a detrimental effect on the setting of Manor House within the Conservation Area.

.2 The proposed swimming lodge will also have a detrimental effect on the amenity of the adjoining property to the north of Manor House. The continuous development of the boundary will be obtrusive, overshadowing the neighbour's garden and obstructing sunlight, particularly in the winter months.

.3 The privacy of the adjacent property will be compromised by the proposal to place three north facing Velux windows in the studio roof, directly overlooking the neighbours' garden. There is also risk of overlooking from the landing at the top of the external staircase to the studio.

The Design and Access Statement comments that 'the proposed building has little impact on neighbouring dwellings of historic importance.' It does not consider the impact on other more recent dwellings. Drawings are required showing sight lines and shadow lines across neighbouring properties to enable a proper assessment of these issues.

.4 The proximity of the proposed plant room to the eastern boundary (656mm) risks serious interference with the root system of at least one of the mature beech trees in this location during the construction process. The proposal to mitigate the impact by using an existing a 'raft foundation' requires clarification.

.5 The drawings note that the existing conifer hedge (more likely a laurel hedge at the back of the swimming lodge) will be removed from the northern boundary. No reinstatement planting has been proposed.

4 In the opinion of the Planning Advisory Group the application does not comply with the requirements of policies DM5, DM21 and DM23 of the Local Plan and should be refused

5 A member of the group declared an interest in the application and did not participate in the review