

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/15/0069/FUL
Sole Bay House, The Street, Walberswick IP18 6UH

20.06.16

1 Sole Bay House, previously Brandon Lodge, lies within the Walberswick Conservation Area on the south side of The Street, near the village shop. The existing two storey house extends across the frontage of the plot, with single storey extensions currently under construction, at each end. These 'wings' and other alterations were the subject of the planning consent ref DC/15/0069/FUL granted in 2015.

This application relates to the east wing of the house and proposes to substitute the approved brick faced garage accommodation with an open fronted timber clad cart shed.

3 The PAG comments as follows:

The cart shed will adjoin the northern elevation of the house and will be very visible from The Street. The house elevation has a regular and ordered quality and the addition of two new windows under the current consent and the construction of the two single storey wings will enhance the sense of formality.

Into this context, the cart shed will introduce an over complicated and inappropriate vernacular structure, alien in form and materials, which will sit uncomfortably with the house and disturb the balance of the composition.

In respect of the proposed timber cladding of the cart shed, it is noted that a condition attached to the 2015 permission requires materials for new work to match the existing (brickwork).

4 In the opinion of the Planning Advisory Group, the proposed substitution does not 'maintain or enhance the quality of the distinctive natural and built environment' and therefore does not meet the criteria of the Local Plan for building in the Conservation Area.