

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/14/3916/ FUL
Spindrift, Lodge Road, Walberswick IP18 6UF

17.12.2014

1 Spindrift is a semi detached house on the north side of Lodge Road, close to the western boundary of the village envelope. It is joined to the house Illunga of which it was formerly a part before the site was subdivided. The site lies outside the Conservation Area.

2 The application is to demolish the two garages attached to Spindrift, subdivide the plot and build a detached two storey, three bedroom house in their stead. The design and access statement claims the site is suitable for infill development but otherwise offers no explanation or justification of the proposal.

3 The proposed house will occupy the entire frontage of the new plot except for two narrow and rather mean gaps along the boundaries. The massing on the eastern boundary, adjoining the 1 1/2 storey house Salt Marshes, is obtrusive. Although there are no windows on this elevation, there will be some oblique overlooking of neighbouring garden at the rear of Spindrift from the north elevation.

4 Seen from most angles, the relationship of the new house with Spindrift and Illunga will suggest a wall of continuous development, at odds with the general character of Lodge Road, which comprises detached houses surrounded by gardens, and inappropriate for this edge of the village. The drawings of the proposed elevations do not show the new house within this context.

5 The demolition of two garages, the provision of hard standing in replacement for Spindrift, the additional spaces needed for the new dwelling and the area required for manoeuvring (surely greater than shown on the site plan) will result in most of the frontages being dominated by car parking.

6 In the opinion of the PAG, the proposal constitutes over development of the site which will have a negative impact on its surroundings and is in conflict with the objectives of the Local Plan. Policy DM21 states that 'proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted'. In addition, policy DM23 states that 'When considering the impact of new development on residential amenity, the Council will have regard [amongst other matters] to the resulting physical relationship with other properties....' On this basis we consider the proposal is not acceptable.

