

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/17/3887/FUL
Tamarisk, The Green, Walberswick IP18 6TP

29.09.2017

1 Tamarisk is a two storey Victorian house, conspicuously sited in the Conservation Area overlooking the Green at the junction of Leveretts Lane and Ferry Road. The white painted south elevation gives added prominence to the house viewed across the Green and the red brick east gable is also quite noticeable from Ferry Road and Bell Green (see attached photo 1). The scale and simple form of the house provides an effective visual termination to the informal terrace that fronts the northern edge of the Green

A single storey rear extension accommodates a kitchen, bedroom and bathroom, concealed in part behind an interesting stepped gable wall. Against the western boundary there is a detached utility room and storeroom.

The house is described in the Conservation Area Appraisal as an unlisted building which contributes to the quality of the local environment.

2 The proposal is to demolish the single storey rear extension and redevelop with a two storey construction, projecting some 3 metres beyond the eastern gable, and almost equal in area the existing house. This extension will provide a greatly enlarged kitchen/dining room at ground floor and more bedrooms and bathrooms at first floor (see figure 5 in the Design and Access Statement)

The garden stores will be redeveloped as a single storey wing running from the house to the rear boundary of the site to provide another double bedroom and bathroom and a much-increased utility space linked to the main house by an enclosed, glazed covered area.

The gross internal area of the proposed extensions is given as 132.1m², equivalent to a five bedroom house.

Comment

The issue here is the bulk of the two storey development and its obtrusive siting. The illustration in the Design and Access Statement demonstrates how the extension appears more as a second house on the site rather than a modest addition to an existing property. The overcomplicated elevations and the variety of materials (fairfaced brickwork, painted brickwork, painted render, cobbles, timber cladding) undermine the calm simplicity of the existing house and detract from its function as a visual 'stop' to the terrace.

it is not clear from the description whether the characteristic black pantiles on the south roof slope of Tamarisk will be retained.

In the opinion of the Planning Advisory Group the scale of the proposal does not comply with the requirements of policy DM21 of the Local Plan regarding the design of extensions to significant buildings nor does it meet the objective of the Local Plan that development in the Conservation Area should 'maintain and enhance the quality of the distinctive natural and built environment'.