

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/2108/FUL  
The Knapp, Lodge Road Walberswick IP18 6UP

15 June 2019

### 1 Opinion

In the opinion of the Planning Advisory Group the application should be refused in order to allow further consideration of the points noted in paragraph 3 below.

### 2 Description

The Knapp is a small house on the north side of Lodge Road towards the western edge of the village. The application relates to an existing studio built close to the boundary in the northwest corner of the garden. The proposal is to enclose part of the studio space to provide two bedrooms and a shower room to supplement the accommodation of the house. Each bedroom will have a small escape window on the north elevation. There will be no other change to the building.

### 3 Comment

3.1 The application refers to the proposal as a change of use without specifying the nature of the change. This information is required in order to assess the proposal against the relevant provisions of the Local Plan. In fact it would seem that the application is more properly described as a conversion to create a residential annexe, in which case policy DM6 of the Local Plan will apply. The description of the proposal should be clarified before the application is considered.

3.2 There is potential for disturbance of the amenity of the adjacent house Westwick and its garden as a result of the increased occupation of the studio following conversion and its proximity to the boundary.

3.3 The new windows in the north elevation will overlook the neighbouring garden. The application refers to a wall along the boundary. This may provide adequate privacy but no information is given regarding its height or length.

3.4 In accordance with policy DM6 (iii), any consent should be conditional on a restriction preventing the subdivision of the plot or its future use as a separate dwelling.

