

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/17/1930/FUL
Vine Cottage, The Green, Walberswick IP18 6TX

23.05.2017

1 Built as a pair of red brick cottages in the nineteenth century and later converted into a single dwelling, Vine Cottage is within the Walberswick Conservation Area overlooking the northern end of The Green and set back from The Street. The house has a more recently built single storey annexe to the south, largely concealed by Sea Green Cottage, and an unfortunate and very visible two storey extension to the north. However, in spite of these additions and the replacement of original timber windows with upvc frames, the central nineteenth century house remains the visually dominant element on the site and continues to contribute to the character of the Conservation Area.

2 The current application seeks to demolish the single storey annexe and replace it with a two storey extension providing a family room at ground floor and a master bedroom and two new bathrooms at first floor. To accommodate the extra space, the footprint of the extension is increased by a third, from 23m² to 33.5m², the width is increased from 3.9 metres to 5.5 metres and the ridge height is raised from 3.5 metres to 6 metres (ie within 700mm of the ridge of the main roof). The southern gable wall of the extension, standing on the boundary with the Hidden House, will be correspondingly increased in width and height.

In the opinion of the Planning Advisory Group, the proposal for a two storey extension has a number of negative consequences:

- The new extension will increase the overshadowing of the neighbouring garden to the east (Lima Cottage) and infringe its privacy
- The east facing bedroom and bathroom windows will infringe the privacy of the adjacent dormer window in the roof of the Hidden House
- The increased scale of the gable wall to be sited on the boundary with the Hidden House is obtrusive and will have a detrimental effect on the setting the Hidden House.
- The interesting view of the roof of the Hidden House from Leveretts Lane at the top of The Green will be largely obscured by the extension
- The height, massing and form of the proposed extension will detract from the plain and simple character of the original house. This conflicts with the requirement of Policy DM21 of the Local Plan, that extensions should be visually recessive to ensure that the building being extended remains the more dominant feature on the site.

For these reasons, the Group considers that two storey development is not appropriate in this location. The proposal does not 'maintain and enhance' the quality of the Conservation Area and should be rejected.

3 In addition, the application also proposes the replacement of all upvc windows with timber frames conforming to the original patterns. This is a welcome decision, as is the intention to replace the rear conservatory, at present a crude plastic construction, with a new timber and glass conservatory.