

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/4490/FUL

Demolition and Replacement of Outbuildings, Westons, The Street, IP18 6UH

### 1 Opinion

In the opinion of the Planning Advisory Group, the application lacks relevant information and should be refused.

### 2 Description

2.1 The application refers to land at the northeast corner of the large open space behind The Stable and Westons. The site adjoins the boundary of the Conservation Area: the larger open space lies within the Conservation Area

2.2 The intention is to change the designated use of the site from storage/amenity land to an extension of the residential curtilage of Westons. Existing outbuildings in poor repair will be demolished and replaced with four timber framed chalets, on the same footprints. The proposed floor areas have not been given. The chalets will be used for garden storage, an outside garden toilet and as summerhouses. A new green house will be also be built.

Additional accommodation for family and friends will be provided in two mobile so called Shepherds Huts to be installed on existing concrete bases. Each hut will have two bedrooms and a bathroom.

2.4 Access to the site will be from The Street. No other provision for vehicle movement or parking is envisaged.

2.5 On the northern boundary access rights are claimed over a footpath leading from the site and between the adjoining houses to Moorside.

### 3 Comment

3.1 The application lacks basic information. The site plan does not indicate the particular uses of each chalet nor show the internal planning. Without this information, it is not possible to assess the normal considerations of development control. In particular, it is not possible to estimate the number of people likely to use the site and the potential for noise, light pollution and other disturbance of the surrounding neighbours.

3.2 The application states that 'access to the site will be served by The Street' and 'there will be no alteration to the existing vehicular or foot access routes to the site'. These routes should be shown on the site plan together with the additional parking which will be required by the increased use of the site.

3.2 Local knowledge suggests that the previous land use was not storage or amenity but agricultural.

3.3 The pedestrian entrance and pergola shown on the northern boundary connects via a narrow path to Moorside. The applicants' claim to access rights over this path may be disputed.