

PAG observations on Poppy Cottage

Planning Advisory Group: Observations to Walberswick Parish Council

Planning Application ref DC/14/3426/FUL

Poppy Cottage, 12 Church Lane, Walberswick IP18 6UZ

25.11.2014

The application seeks permission to extend the existing property to create a new garden room and to construct a separate building in the garden to provide a home office.

Poppy Cottage is one of six semi-detached houses in Church Lane built in 1949 using a Swedish timber framed construction system. The design of the houses is interesting and of architectural quality and the simple layout of the group makes a positive contribution to the character of the lane. The site lies outside the Conservation Area.

The proposed single storey garden room extends from the rear of the house. The roof pitch, materials and the scale of the extension relate to the existing house. There is no risk of overlooking.

The proposed single storey home office is also sited in the rear garden, some distance from the house. Again, there should be no risk of overlooking. However, it is not possible to comment further because the drawings of the plan and elevations do not correspond. This discrepancy should be rectified and amended drawings submitted.

Subject to this correction, the Planning Advisory Group considers the proposal complies with the relevant policies of the Local Plan.

It was noted that the application form, which contained the description of materials not otherwise shown on the drawings, was not posted online. SCDC must ensure that all documents relating to planning applications are available from their website.

Appendix 3