

Planning Advisory Group: report to Walberswick Parish Council

DC/24/4489/FUL

The Pumphouse, Ferry Road, Walberswick, Suffolk, IP18 6TJ

“Extension to existing pumphouse”.

15.01.25

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**, subject to the comments in the final paragraph (4.0, below) being correct.

2. Description

The application proposes to increase the height of an existing brick and timber pumphouse by 750mm to provide improved / safer access for maintenance.

The pumphouse exists within the Walberswick Quay Conservation Area, an extension of the Walberswick Conservation Area since January 2024. This part of the Conservation Area has an Article 4 Direction which removes permitted development rights.

3. Comment

The pumphouse lies in close proximity to three structures (which it serves by pumping foul water to the mains sewer). The structure is visible from areas of the car park to the south east and south west.

The pumphouse has a red brick base with a black stained horizontal timber upper section. The upper section will be raised in height by 750mm to accommodate enlarged maintenance access doors (accessed, as existing, by a fixed metal ladder).

The structure currently has a grey mineral felt roof, and this is the proposed roofing material.

4. Summary

While context drawings would be useful in determining the impact the proposed changes would have on neighbouring properties and the Conservation Area, it is felt the need to provide safe access for maintaining essential equipment outweighs any potential impact the alterations might have.

However, this is dependant on an assumption that safe maintenance access cannot be achieved by continuing the existing high level doors to ground level to provide enlarged and safer access, and removing the need to increase the height of the structure? Assuming that this option has been explored, and ruled out, then the application can be approved.