

DC/25/3432/FUL

Saltlick, Leveretts Lane, Walberswick, Suffolk, IP18 6TS.

“Replace concrete tiles on existing garage roof with traditional clay pan tiles, replace concrete render on existing garage with render to match dwelling, reinstate garden retaining wall to entrance drive with new timber gates and reinstate driveway surface finish”.

03.09.25

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**.

2. Description

Saltlick is a large house sitting on an elevated position mid way along Leveretts Lane. A previously permitted large side extension is in the process of being built / finished. The new application seeks to replace modern materials on the garage with traditional, local materials and to reinstate splayed retaining walls to the entrance driveway.

Saltlick is not listed although it is mentioned in the Walberswick Conservation Area Appraisal as contributing positively. Since July 2025 parts of the Conservation Area are covered by an Article 4 Direction, which removes permitted development rights. Saltlick lies within this newly defined area and consequently the proposed development requires planning permission.

3. Comment

The proposed works to the drive splays and garage will be visible from Leveretts Lane and the Conservation Area, and the rise in the drive / ground level accentuates this visibility. Consequently, to aid integration with their surroundings the design and materials proposed need to reference context.

It is considered that the style and materials proposed for the gates and splays are appropriate to the setting.

The current double garage is also proposed for renovation / alteration, although the size is not changed. The new clay pantile roof proposed to the existing double garage, along with traditional wooden plank doors, are considered to be changes that will improve the setting of Saltlick.

4. Summary

These proposals are in keeping with the character of the local street scene and can be approved.