

DC/24/1936/FUL

Shorelands, Palmers Lane, Walberswick, Suffolk, IP18 6TQ

“Air source heat pumps, replacement oil tank, wood-burner flue to existing house, roof light to existing house and outbuilding with flue”

27.06.24

1.0 Opinion

The PAG opposed the original scheme of alteration (DC/22/4893/FUL) on the grounds of design quality and the scheme detrimentally affecting the residential amenity of a number of neighbouring properties.

What is now proposed would cause little additional harm to what has already been approved, however the scheme cannot be considered acceptable or determinable until the points detailed in section 3.0 (below) have been resolved.

2.0 Description

The application proposes two ASHPs located to the front elevation of the property (in addition to the one previously approved for the Gym/Pool Building); a replacement oil tank to the front of the property; an additional flue to the main house, a flue to the detached dog run / store building and an additional rooflight to the north facing roof pitch of the main house.

3.0 Comment

The PAG generally support the use of renewables, however ESC will need to satisfy themselves that the stated dB output of each ASHP accords with their criteria.

The site now proposes an unusually comprehensive mix of oil tank, three ASHPs, three sizeable solar panel arrays, an additional flue to the main house and one to a detached dog run / store. The proposed flue to the store is questioned; this structure was approved as a partly open-sided dog run with a linked and enclosed area for dogs. This changed to a room of unspecified use and no longer linked to the dog run (non-material amendment DC/24/1936/AME). With the use of the space unknown, the need for a flue has not been justified.

An additional rooflight is proposed to the main house, sitting alongside a collection of previously approved rooflights. However, to the south east of the proposed rooflight is a rooflight which is not noted to form part of this application, yet it does not appear on the last non-material amendment application (DC/24/1936/AME) and was not shown on the original application (DC/22/4893/FUL) – what is the planning status of this rooflight?

4.0 Summary

The current application seeks, to some extent, to address the confusion of superseded drawings, consents and amendments relating to this site. However, the PAG retains concern that the use of the detached store is not known and the need for a flue not addressed. The issue regarding the rooflight not being shown on previous drawings, and not acknowledged to be part of this application, needs to be addressed.