

DC/25/3465/VOC

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

“Variation of Condition No. 2 of DC/24/1935/FUL - Alterations to DC/22/4893/FUL to include air source heat pumps, replacement oil tank, wood-burner flue to the existing house, roof light to the existing house, and outbuilding with flue - To replace existing approved drawings (20 F, 21 F and 22 F) with attached revised drawings PW1511_PL02 - Existing Ground Floor Plan, First Floor Plan, Section A-A & Elevations of Cartlodge. PW1511_PL03 - Proposed Floor Plans, Elevations & Section of Cartlodge Conversion & Extension. PW1511_PL04 - Proposed Floor Plan & Elevations of Gym/Art Building. PW1511_PL05 - Proposed Floor Plans & Elevations of New Storage Building. PW1511_PL06 - Existing & Proposed Site Plans”.

29.09.25

1. Opinion

The proposed variations represent a modest improvement to the original (consented) scheme and can be **approved**.

2. Description

Shorelands is a detached red brick house and open fronted ‘cart lodge’ built c2006.

Permission was granted (against the views of the Parish Council) in 2023 for some extensive alterations. In broad terms:

- Demolition of existing cartlodge with room over.
- Erection of room in roof extension to south of dwelling comprising living and bedroom accommodation over.
- Erection of detached single storey garden building comprising swimming pool and leisure area also comprising Air source heat pump unit.
- Erection of detached single storey store building.
- Installation of photovoltaic panels to roof areas

In commenting on the application the Parish Council found that:

The scale of the proposal would result in an elevation fronting Palmers Lane that is discordant with the established spatial qualities of the other properties to the west side of the lane; a sprawling near symmetrical form dominating its site, rather than a compact form surrounded by open space. The proposed dwelling would have insufficient curtilage to its front and sides, creating a cramped and over-developed feel, with a frontage filling the width of the site.

A subsequent amendment approved in 2024 addressed some of the concerns, but overall the house and changes presented an overdeveloped appearance in the street scene and was likely to adversely affect the amenity of neighbouring properties.

Since obtaining the original 2023 planning approval and subsequent approval in 2024, it is stated in the application that the family's requirements have changed, necessitating further amendments to the scheme.

The variations now proposed to the approved scheme relate to the three main elements including:

- To extend and reuse (rather than demolish) the existing cartlodge.
- A smaller leisure building (including gym, art room and store/plant room) as the pool is no longer required.
- Construct the same storage outbuilding but with different materials (black vertical painted timber boarding on red brick plinth to walls and a natural slate tiled roof).

3. Comment

In essence the new proposals will slightly reduce the scale of new buildings proposed to be added to Shorelands, and this is acknowledged as a positive change.

3.1 Storage building

This remains the same size as consented, but the materials have changed from horizontal plank cladding (fire resistant) to vertical 'Hardiplank' boarding. The roof is proposed as slate instead of red pantiles. The slate roofing seems to be a retrograde step, as pantiles are more representative of local materials, and therefore the use of slate is not supported. It is requested that the consented red clay pantiles are retained.

3.2 Cartlodge

The form of the cartlodge is retained, i.e. a separate building (but with a single storey link to the main house). Rooflights are added to the front elevation to light the second story residential use previously permitted. The scale of the rear extension (for the new residential use) is reduced also. The open nature of the original cartlodge is still lost with the result being a long front elevation stretching the whole width of the plot.

3.3 Garden room / art / gym building

This is significantly more modest than originally permitted, particularly in bulk and height, because of the swimming pool being removed from the amended plans.

These changes are welcomed.

4. Summary

The application proposals as described above have more positive outcomes than the previously approved applications. However, it remains the case that we consider the works as previously approved represent overdevelopment of the site, particularly as seen from Palmers Lane.

We would ask that the roof covering to the storage building is remains as pan tiles (rather than slate).