

DC/24/3942/FUL

Tower Cottage, Palmers Lane, Walberswick, Suffolk, IP18 6TQ.

“Demolition and clearance of existing timber framed thatched roof out building and garden shed. Erection of a new single-storey garden room, including a 1.8m covered deck on the front and right sides”.

06.12.24

1. Opinion

In the opinion of the Planning Advisory Group this application does not meet certain requirements of the East Suffolk Council Local Validation Guidance (May 2024) and should not be determined until the information detailed in Section 4 (below) has been provided.

2. Description

The application proposes the demolition of an attractive and modest open-fronted thatched timber summerhouse, and the construction of a replacement annexe on an enlarged footprint.

3. Comment

The information submitted is basic. The plans and elevations do not state orientation and lack a scale bar. The block plan does not accurately show neighbouring property in close proximity to the south boundary.

The materials proposed for the replacement structure represent a poor material match for the structure being demolished and the host dwelling. Referencing what exists would help a larger replacement structure integrate with its surroundings.

The block plan shows a hedgerow and tree in close proximity to the development site, but no information has been provided regarding species, heights or distance from the proposed structure. While the block plan shows the canopy of the tree this does not accord with what is evident on Google Earth where the canopy can be seen overhanging the existing summerhouse.

While screw pile foundations are proposed, which will minimise root disturbance, the laying of foul drainage to serve the proposed WC has the potential to impact the root area of the tree and hedge.

4. Summary

Section 2.6 of the East Suffolk Council Local Validation Guidance (May 2024) requires an Arboricultural Assessment, Tree Survey and Arboricultural Method Statement to be provided where trees or hedges on / overhanging the site could *“be impacted by the development (including excavations for drainage pipes etc)”*. Therefore, the application cannot be determined until this information has been supplied.

A block plan accurately depicting neighbouring property should also be submitted.

Finally, we request that any future consent for an annexe on this site should be conditioned to ensure the development is restricted for use in association with the host dwelling (Tower Cottage) only.