

PLANNING ADVISORY GROUP

Report to Walberswick Parish Council September 2021

No 1 Ivy Cottages The Street Walberswick Suffolk IP18 6UX
DC/21/4076/FUL Garage conversion, rear extension

1 Opinion In the opinion of the Planning Advisory Group this application should be refused.

2 Description No 1 Ivy Cottages is one of a pair of semi-detached mid-eighteenth century redbrick cottages situated towards the western end of Walberswick, just west of the Church of Saint Andrew on the south side of the road. It is at the entrance to the village, in a key relation to the church, within an AONB and is part of the Walberswick Conservation Area; indeed the Conservation Area Appraisal identifies it as being of local importance. The proposal is to convert the existing garage into a bedroom and erect a single storied rear extension to the kitchen area.

3 Background An earlier planning application for converting the garage was refused. Subsequently, in July 2020 a 36 sq metre double-roomed artists' studio in the back garden was approved. The artists have now sold the property. This means that extant for the site is potential living accommodation for possible future holiday letting which could also result in noise disturbance to the neighbours. It would become, in combination with the new bedroom proposed, an overdevelopment for this small cottage. Further the proposed loss of the garage could lead to any additional visitors' cars all being on the forecourt or worse, result in onstreet parking in this sensitive area.

There is a fine visual balance of this attractive house with its garage. The proposed treatment of the fenestration does not enhance this appearance as is required in a Conservation Area. Any impact on the CA could be avoided were the existing garage doors retained, the existing space behind the gated screen developed as a courtyard and a window provided to look into this quiet and private space.

4 Restrictions We consider that ESC should impose a condition that were any garage conversion to take place then the building must remain ancillary to the main house.