

**Planning Advisory Group: Report to Walbersick Parish Council
May 2021**

Orchard Piece, Lodge Road, Walberswick, IP18 6UP

[Erection of detached garage and store](#)

DC/21/2020/FUL

1 Opinion

In the opinion of the Planning Advisory Group this application would be detrimental to the form and character of Lodge Road and should be refused.

2 Description

Orchard Piece is a detached chalet bungalow sitting to the south of Lodge Road between Stocks Lane and Seven Acre Lane. The proposal is to construct a detached garage and store set back one metre from Lodge Road. A recent planning application proposing a rear, side and front extension and a detached garage and store was refused. There appears to be an error in the submitted drawings. The Block Plan shows the house close to the eastern boundary whereas the other plans show it some distance from it. Notwithstanding this error we still make an objection to the application.

3 Policy background

Policies from the Local Plan are relevant (as summarised below)

SCLP 11.1 Design Quality

Clause b)proposals should complement the local character

Clause c).... proposals should demonstrate a clear relationship between buildings and the wider street scene or townscape

Clause d)proposals should take into account important landscape features and retain or enhance existing landscaping and natural and semi natural features on the site.

4 Comment

Lodge Road is leafy and very rural in feeling, and 200 metres of its eastern end form part of the Walberswick Conservation Area. Although Orchard Piece is just outside the Conservation Area, it is in the centre of this strip, and all the houses immediately opposite lie within it.

In relation to the above clauses, the placing of the proposed garage only one metre from the front boundary of Lodge Road will be detrimental to the amenity of the rural setting of the houses in Lodge Road. This is made more critical as trees and hedges have been removed from the front garden since the previous application, which means that this will leave the proposed garage very exposed as a large structure on an already cramped site.