

**REPORT FROM PLANNING ADVISORY GROUP TO WPC**  
**NOVEMBER 2017**

**Erection of new dwelling to rear of Spindrift sharing existing driveway Spindrift, Lodge Road Walberswick Suffolk IP18 6UP**

Ref. No: DC/16/4406/FUI

In the opinion of the Planning Advisory Group this application is contrary to the policies of the Local Plan and should be refused.

This site is the subject of a previously approved Planning Application. The Design and Access statement at that time referred to the erection of 1 storey detached house to rear of existing dwelling. The Walberswick Parish Council objected to this previous application.

This new application is for, what in effect is, a 2 storey house. In view of the fact that it is a back land development on a tight site, the potential overlooking caused by providing a first floor mezzanine, would be intrusive to the neighbouring houses. We note that one of the neighbours whose property is overlooked has already objected to SCDC on these grounds.

Inherently low levels of natural lighting can only be rectified by the insertion of windows. This, together with any internal alterations, would greatly increase the problem of overlooking and would affect all neighbouring properties.