

DC/23/2518/FUL

Leveretts, The Street, Walberswick, Suffolk, IP18 6UG

“First floor extension”

24/07/2023

1. Opinion

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

2. Description

Leveretts is located within the Walberswick Conservation Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The two storey property has a long linear street frontage which is highly visible from The Street, Manor Close and from the public footpath to the immediate east and south.

The submitted scheme proposes raising the roof over an existing single storey studio located to the east end of the house to create a first floor ensuite with the insertion of a large dormer window to the south facing roof pitch.

3. Planning History and Comment

During November 2017 a scheme was submitted for renovations and alterations to Leveretts (**DC/17/4890/FUL**) which included replacing a potting shed at the east end of the property with a studio, bathroom above and south facing dormer. Concern was raised by the PAG / WPC about the ridge height being above the level of the adjoining eaves (to within half a metre of the ridge to the main house). It was felt that the studio extension would be obtrusive and that it should be re-examined with the aim of reducing its bulk. The scheme was approved without revision.

A second scheme, submitted during February 2018 (**DC/18/0294/FUL**) proposed alterations to the consented 2017 scheme, including lowering the pitch of the proposed studio extension to bring the ridge below the eaves height of the main house. The south facing dormer window was also removed. PAG / WPC commented: *“Lowering the height of the studio roof below the eaves of the existing house will significantly reduce the bulk of the extension when viewed from The Street and the neighbouring garden to the east”*.

The planning officer’s report commented: *“The proposed changes are acceptable and will reduce any existing approved impact; the new proposed amendments will be less impactful and therefore more beneficial to the character of the area and existing dwelling”*.

This application was approved.

The Planning Officer recognised that lowering the roof height and removing the dormer would be *“less impactful”* and *“more beneficial to the character of the area and existing dwelling”*. It is therefore regrettable that the positive attributes of the 2018 application are

now proposed to be removed, particularly as altering these elements was previously viewed by ESC as benefitting the character of the area and existing dwelling.

4. Summary

The PAG / WPC object to this application for the reasons we expressed in 2017, which had been positively resolved by the scheme submitted and approved in 2018.

The proposal to now raise the ridge height of the roof over the studio, exceeding the level of the eaves to the main house, along with the proposed dormer window to the south, is considered to be an unacceptable and obtrusive mass located in close proximity to The Street, and seen from the Conservation Area, a neighbouring garden to the east and from the AONB and public footpath to the east and south.