

**DC/20/2919/FUL**

**1 Anchor Cottages, The Street, Walberswick, Suffolk, IP18 6UA  
Erection of a detached cartlodge building**

23/08/20

## **1.0 Opinion**

In the opinion of the Planning Advisory Group it is recommended that **no objection** be offered to the proposal, subject to;

- A condition being placed on the permission restricting use and ownership of the proposed structure to ancillary to the main house
- The Corsican Pine tree (T001) be retained

## **2.0 Description**

The application concerns the erection of an enclosed garage and workshop with an attached open-fronted carport. The structure is of rectangular plan with a ridge height of 4m and internal dimensions of 5.7m x 9.2m (approx). Materials proposed include horizontally hung dark stained timber boards, a red brick plinth and clay pantiles to the pitched roof. An existing drive access, located parallel to the eastern boundary, is to be extended and an area of hardstanding created.

The proposed development site is located within the Walberswick Conservation Area, and no's 1 and 2 Anchor Cottages are identified within the appraisal as unlisted structures that contribute positively to the conservation area.

## **3.0 Comment**

3.1 Sizeable recent additions to the side and rear of 1 Anchor Cottages have severed visual links between the proposed site and The Street and consequently it is the view of the PAG that the proposed development will have minimal impact on the Conservation Area.

3.2 The arboricultural report submitted with the application assesses the visual amenity of the Corsican Pine (T001) located towards the north east corner of the site as 'moderate'. The view of the PAG is that this tree makes a positive contribution to the Conservation Area, and the Walberswick Conservation Area appraisal (2013) highlights the importance of pine trees located along The Street and in private gardens (p14). Proposed drawing 20/086 includes a block plan which shows tree T001 retained - it appears not to interfere with the drive access or hardstanding. The PAG considers the loss of this tree would be detrimental to the character of the Conservation Area.