

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/18/4577/FUL

Alterations and Extensions to Crowthers, Church Field, Walberswick IP18 6TG

30.11.2018

### 1 Opinion

The Planning Advisory Group has no objection to this proposal. Before the application is determined the issues referred to in paragraph 3.3 should be clarified

### 2 Description

.1 Church Field is a leafy private cul de sac off Palmers Lane comprising a variety of bungalows and houses of brick and tile construction. At its further end it contains two interesting timber framed Colt bungalows with shallow pitched roofs and clad with shingles or timber boarding

.2 Crowthers is a large 5 bedroom house built in the 1970's at the corner of Church Field. Predominately single storey in form, the house also has a substantial amount of accommodation at first floor within the steeply pitched roof space. The site is surrounded by mature trees and tall, dense hedges which screen the house from its surroundings.

.3 The application is to retain and enlarge the existing house by i) replacing the garage and other outbuildings with new accommodation along the eastern boundary and ii) extending the south facing bay of the living room to create a large additional reception space. The floor plans will be generally reorganised.

.4 The roofs at each end of the house will be reconfigured to a shallower pitch to cover the extended footprint and improve headroom at first floor. Between these extensions the roof will follow the original slopes. The ridge height will remain unchanged.

.5 Externally, the appearance of the house will be transformed. The elevations have been redesigned to position the majority of windows at ground floor level under the eaves. This gives a lower, more horizontal character to the house which is emphasised by the enlargement of the window openings and their elongated proportions.

Roofs will be covered in standing seam zinc sheet in replacement of concrete tiles. Brick walls will be clad in black stained timber boarding. The application cites local precedent for the choice of materials.

.6 Vehicular access will be moved to the north west corner of the site near the bend in Church Field to provide more parking space and better screening. The garage will not be replaced but a flat roofed store is to be built adjacent to the west elevation for bikes, garden equipment etc. The existing entrance opposite the front

door will be retained for pedestrians. The drawings show the hedging extended to form the narrower opening.

### 3 Comment

.1 The enlarged house with its new roof forms, simple, well scaled elevations and the proposed recladding will make a strong but restrained architectural statement.

.2 The increase in the floor area of Crowthers will create one of the largest houses in Church Field. However, given the size of the plot (which itself is one of the biggest in Church Field), its well screened boundaries and the fact that most of the accommodation is single storey, the enlargement is not considered detrimental to the amenities of the neighbourhood.

.3 The proximity of the new extension to the eastern boundary will bring it close to the gable end of the adjoining property. It may also necessitate the removal of boundary planting to allow the construction of the extension. These issues should be clarified before consent is granted.

.4 Two members of the Planning Advisory Group declared an interest in the application and did not participate in the review.