

Planning Advisory Group: report to Walberswick Parish Council

07-01-2021

DC/20/5050/FUL

Heathwold, Palmers Lane, Walberswick, Suffolk IP18 6TQ

'Demolition of existing brick two-bay garage and blockwork shed and erection of a two-bay timberframed garage and attached gym.'

1. Opinion

In the opinion of the Planning Advisory Group this planning application should be **approved** subject to further scrutiny and conditions.

2. Description

The application proposes the demolition of an existing brick built, double door, flat roofed garage and blockwork shed and replacement with a timber, double garage and with a pitched roof and integrated gym. The new building will utilise an existing concrete raft foundation in the same location as the existing garage.

The existing garage is of a basic utilitarian design, and the replacement building proposes timber framed, black horizontal boarding and pitched roof with red Courtrai roof tiles.

Access is from Palmers Lane using the existing opening / driveway, although some alterations to the driveway within the property are noted as being required to ensure level access.

Existing trees are not affected.

The proposal is within the Conservation Area.

3.0 Comment

The proposed building is larger in total area than those to be demolished, but still reasonable within the space available.

The proposal will sit near the north and east boundaries, but in a similar position to the demolished elements.

The gym has two proposed window openings. To access the gym and provide daylight, bi-fold doors (with 5 lights) have been provided on the southern elevation. Three further full height windows are proposed on the west elevation, facing Palmers Lane. These full height windows would be visible from Palmers Lane, and any illumination would be obvious from the road. At night if the gym were in use this could be an unfortunate intrusion into an otherwise relatively dark area of the village. Policy SCLP10.3: Environmental Quality of the Local Plan, sub-section e) suggests attention should be paid to potential light pollution.

Heathwold is identified in the Walberswick Conservation Area Appraisal (along with its neighbours Green Gates and Blyth View) as a building that contributes positively to the Conserva-

tion Area. Due to the elevated nature of the site and its wide access from Palmers Lane (the width of two large timber field gates) the proposed development will be highly visible from the Conservation Area / Palmers Lane.

The height of the pitched roof is 4m. This would not seem to cause any issues.

Overall the materials are appropriate to the location and nature of the use (as an outbuilding), and are not obtrusive in the Conservation Area.

As with other buildings which introduce an element of domestic / residential use to an outbuilding in the garden, it would be appropriate to condition any permission so that it cannot be occupied separately from the main house.

4.0 Conclusion

Dependent on further scrutiny by the District Council of light pollution issues the proposal could be supported, with the inclusion of a condition prohibiting any use not ancillary to the host dwelling.