

Planning Advisory Group: Report to Walberswick Parish Council

DC/22/1616/FUL

Mariners, Ferry Road. Walberswick, IP18 6TL

Demolition of Existing Rear Extension and Outbuilding; Erection of replacement single storey rear extension and outbuilding; fenestration alterations including the replacement of a rear window with a door and associated works

22 May 2022

1 Opinion

In the opinion of the Planning Advisory Group this application could be approved (subject to the condition mentioned in section 3 below being applied).

2 Description

Mariners is the southernmost house of a row of cottages lying to the west of Ferry Road and which is the terrace nearest to the harbour car park. It is within the Walberswick Conservation Area and lies in close proximity to two Grade II listed structures (The Bell Inn and Bell Cottage).

The terrace is two storied and small in scale and each house has an extension at the rear, each with an individual character.

The proposal is in two parts.

- 1 The existing side outbuilding contains asbestos and is to be rebuilt to match existing.
- 2 The existing rear outbuilding is to be partly extended by roughly 1.5m to the south and reorganised internally. The proposal falls within the height of the present roofline.

3 Reasons for approval

Being at the rear and within the roofline of the existing outbuilding, the proposal would be hardly visible from the Conservation Area. It is considered that the proposal would not have detrimental impact on the Conservation Area or the setting of the two listed buildings.

However, because the outbuilding at the side is partly residential a condition should be made to prevent it from becoming a separate dwelling.