

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/2791/FUL  
Westwood, Lodge Road, Walberswick, Suffolk IP18 6UP

The development of a gravel garden and additional annexe accommodation.

### 1 Opinion

In the opinion of the Planning Advisory Group the application should be recommended for approval, subject to the comments in section 3 below.

### 2 Description

.1 Westwood is a large house with an extensive garden. The garden has several interesting features, and the original planting scheme was inspired by the Tradescents Lambeth nursery garden developed in the 16<sup>th</sup> and 17<sup>th</sup> centuries.

.2 The proposal is to construct:

- a) a gravel garden
- b) additional annexe accommodation.

.3 The proposed annexe is single storey, but with a basement, which forms the bedroom accommodation. It has a flat roof which is shown as being planted with sedum.

.4 The annexe is of a contemporary design, with large areas of glazing and a roof that oversails the walls considerably. It will have rendered external walls, the colour is not disclosed.

.5 The entrance to the annexe is located adjacent to the boundary with The Pyghtle, a neighbouring property accessed from The Street.

### 3 Comment

.1 The building is designed to offer extra space for the host dwelling, but it should be borne in mind that the building is ancillary to the host and should not be used independently.

.2 A condition should be applied restricting the use to that of an annexe in line with policy DM6, clause 3, of the Adopted Core Strategy and Development Management Policies July 2013 – *'conditions will be applied to limit occupation to prevent future use as a separate dwelling.'*

.3 Additionally, the proximity of the proposed entrance to the annexe is very close to the boundary with the neighbouring property (The Pyghtle) and may cause a loss of amenity to that dwelling. Policy DM23 (d) – Regarding noise and disturbance amenity considerations, should be considered here, and the District Council should satisfy themselves that there is no loss of amenity for the

neighbouring property before approving the development. Policy DM6 (i) also references the importance of maintaining residential amenity

.4 Policy DM6 also states that an annexe should be '*...well-related to the existing dwelling.*' In this instance the proposed annexe is separated from the main house. Because of the choice to use this location, it has given rise to the potential amenity problem identified in .3 above.