

Report of Planning Action Group to WPC meeting 10 June 2019

Conversion of stables and outbuilding to single bedroom dwelling.

Ref: DC/19/ 1823/FUL

Site south of Redmay, Lodge Road, Walberswick.

1 PAG recommends refusal of this application for the following reasons:

2 The application is to convert a small block of redundant buildings to form a one bedroomed, fully accessible dwelling for full time residence. The site lies within the Suffolk Coasts and Heaths AONB abutting the Walberswick village envelope.

3 The Stables were built with the benefit of planning permission and are outside the Walberswick village envelope. The Walberswick Parish Plan concluded that the majority of local residents, when questioned, were in favour of preserving the envelope.

4 Local Plan policy SP29 suggests that development outside the envelope can be permitted if it is a conversion of a redundant building. Have these buildings been proven to be redundant?

5 Policy DM13 states that a conversion to residential will be permitted where *'the creation of a residential curtilage will not have a harmful impact on the character of the countryside'*. Given the results of the village survey and the Parish Plan, we as a village clearly think this sort of development would have a harmful impact.

6 In view of the above, we would recommend refusal of this application.

7 If planning permission were to be granted, we would request that conditions be applied to respect the Walberswick Parish Plan by removing any permitted development rights that the dwelling would normally have been granted. This would reduce the ability for the dwelling to extend its residential curtilage and hence avoid any future detrimental effect on the character of the village and its surroundings.