

DC/26/0026/FUL

3 Moorside Walberswick Southwold Suffolk IP18 6TE

To remove existing dormer element to front and build a first floor extension over the existing flat roof; externally insulate and timber clad the west facing gable wall of the main house; insert new first floor side window

02.02.26

1. Opinion

In the opinion of the Planning Advisory Group this application should be **refused**.

2. Description

The scheme proposes the removal of an existing front dormer, a new second storey front extension, a new first floor side window and some external insulation.

3. Comment

Number 3 Moorside is part of a semi-detached pair of cottages. The attached neighbour has recently been extended, but there is still a discernible symmetry between the houses.

The proposed works would create a new front extension at number 3 projecting forward some 3-4 metres more than the current dormer at a slightly increased height (approximately 500mm) and wider by about 1m. Notwithstanding the elements of symmetry referred to above this addition would not be unduly out of scale or appear out of character in the locality.

However, the form of construction and materials are problematic. Very large windows are proposed on the east and west elevations. These would extend about half the length of the sides. The north facing gable is proposed to be entirely glazed from apex to floor level. To the north of the site is part of Walberswick Common, an undeveloped sensitive edge to the village. Whilst not directly designated as an SSSI it is within the Impact Risk Zone for the Minsmere – Walberswick Heaths and Marshes SSSI. It sits also within the National Landscape.

Policy SCLP10.3: Environmental Quality clause e) on light pollution deals with this aspect. In the view of PAG the glazed elements would lead to intrusion by light spillage on to Walberswick Common and impact the quiet enjoyment (it is crossed by footpaths) and environmental quality of the area and potentially have an effect on habitats and species in the SSSI as part of cumulative impacts. There is additional potential for light spillage issues (from the east and west elevations) to the neighbouring properties (2 and 4 Moorside) causing potential problems for residential amenity. As proposed the dormer extension is considered contrary to policy SCLP 10.3 clause e).

The additional elements of the application, namely externally insulating and timber cladding the west facing gable wall of the main house and insertion of a new first floor side window, are considered to be acceptable.

4. Summary

The application should be **refused** because of the intrusive light spill likely to result from the excessive amount of glazing on three sides of the new north facing second storey front extension, such that it would have an adverse effect on the environmental quality of Walberswick Common in a sensitive edge location, and also potentially on the residential amenity of the immediate neighbours.