

DC/25/0755/FUL

May House, Lodge Road, Walberswick, Suffolk, IP18 6UP

“Single storey studio outbuilding”

16.03.25

1. Opinion

In the opinion of the Planning Advisory Group, for the reasons stated in **section 4** of this report, this application requires the submission of further information and the position of the proposed development to be revised. If this application is to be determined as submitted, then it should be **REFUSED**.

2. Description

The application proposes the construction of a single storey studio close to the west boundary, on a site straddling the garden and a paddock. A section of hedge will be removed to accommodate the proposed structure and 6.25sqm of paddock requires a change of use to residential land.

3. Comment

The need for an artist studio is clearly stated by the application. There is, however, an existing (larger) structure to the north of the site, visible from Lodge Road, which the applicant currently uses as a studio.

The proposed structure is modestly scaled. However, concern is raised by the lack of certainty regarding the materials proposed to the walls (“metal or timber cladding”) and the doors and windows (“metal or timber”).

The decision to locate the proposed structure mostly on residential land but partly on a paddock is a curious one; the pre-application response from ESC states that: *“The proposed location of the outbuilding extends slightly into the paddock to the south of the main garden. Technically, this would require a change of use of the land in question (the footprint of the outbuilding itself) to residential land.”* There appears to be sufficient residential land on which to accommodate the structure without encroaching into the paddock. If repositioned the need to remove 5 metres of hedge is avoided, and the retained hedge would provide partial screening for the studio.

Policy SCLP5.14: Extensions to Residential Curtilages states that *“Extensions to residential curtilages will be permitted where: They do not result in the removal of an existing hedgerow of native species unless replaced by a similar hedgerow”*. The application proposes the removal of approx. 5 metres of hedging between the garden and paddock, and this is not being replaced.

Section 5.78 of the Local Plan states: *“where the proposed extension is into areas of open landscape or agricultural land, this can lead to considerable harm to the landscape and visual amenity, particularly within the Area of Outstanding Natural Beauty. The loss of hedgerows in particular can have a harmful impact”*. The location of the proposed studio, and the section of hedge to be removed, is within the AONB.

4. Summary

The following information is required:

- Specific details of the wall cladding material
- Clarification regarding the proposed door and window materials

Additionally, the application should be revised to reposition the proposed studio entirely on residential land, avoiding the need to encroach into the paddock and blurring a definitive boundary. The section of hedge proposed to be removed should be retained.

The existing studio / store, visible from Lodge Road, should remain ancillary to the main house and not converted / used independently.

Should all of the above-mentioned clarifications / revisions not be forthcoming then the application should be **refused**.