

Single storey lean-to extension for bedroom and ensuite to the side and rear of the existing house

07.01.25

1. Opinion

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

2. Description

Pebbles is a modest property located to the east side of The Lea, which lies within the Walberswick Conservation Area.

The applicants received planning consent for application reference DC/24/2334/FUL for a side extension in September last year. However, unusually, they were concerned at the strength of objections raised by the Parish Council and neighbours in The Lea and have decided to submit a new application addressing the concerns raised.

The application now submitted proposes a side extension to enlarge only a bedroom and ensuite.

3. Comment

The original report from PAG is attached here as an Appendix. Essentially PAG raised concerns over:

- Overdevelopment through the cumulative impact of smaller extensions
- Erosion of amenity space
- Significant overlooking issues with the neighbouring house
- Potential issues around blocking light to the neighbour's southern elevation

The current application has sought to address these points with a re-design of the permitted scheme. In doing so it has:

- Reduced the size / height of the side extension
- Removed windows from the elevation facing the neighbour's house
- Provided more information as to relative distances and heights.

There is no Daylight and Sunlight Assessment, and the garden is inevitably reduced in size by the building (previously permitted and now proposed).

Despite the recent approval by East Suffolk of the scheme (which in PAG's view was seriously deficient), the new scheme is a manifest improvement and seems to have dealt with the majority of the issues raised by PAG and objectors.

Appendix 1 – PAG comments on DC/24/2334/FUL

Planning Advisory Group: report to Walberswick Parish Council

DC/24/2334/FUL

Pebbles, The Lea, Walberswick, Suffolk, IP18 6TR

“Extend Bedroom 3 to the existing rear line of the sun room. Extend Bedroom 3 and the kitchen to the side by 1.6m leaving a 0.9m gap between extension and neighbouring boundary. Existing bedroom ridge to be extended to the rear line with a shallower pitch to extend to the side to maintain the neighbour's right to light”.

19.07.24

1. Opinion

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

2. Description

Pebbles is a modest property located to the east side of The Lea, which lies within the Walberswick Conservation Area.

The application proposes a side extension to enlarge the kitchen and bedroom 3, and a rear extension enlarging bedroom 3 to the rear (bringing it in line with the enlarged sun room, see DC/23/4319/FUL).

3. Comment

This application promptly follows approved application DC/23/4319/FUL for the enlargement of the sun room, solar panels, Velux rooflight to bedroom 3, new windows and door to the front elevation and the removal, rebuilding and repositioning (on a larger footprint) of a shed.

Viewed in isolation both schemes propose relatively modest additions, but collectively they represent significant enlargement to the existing footprint of the property and a serious erosion of the amenity space.

A neighbour of the site has objected to the proposal, citing inaccurate information, misleading drawings, differences of opinion relating to distance from boundary and heights as well as a lack of contextual streetscape drawing showing the impact of the proposed development. These issues cannot be resolved with the information submitted by the applicant/agent and unless fully clarified the scheme cannot be approved.

What is apparent from the information submitted is that very little garden area will remain, and the scheme represents over-development of the site.

Whatever the exact height and distance from boundary may be, it is felt that the north elevation as shown represents a significant increase in windows directly facing the neighbouring property, which is contrary to SCLP 11.2 Residential Amenity, for all the obvious light and overlooking issues that this policy seeks to preserve.

The application states that the proposed scheme maintains the neighbour's right to light; for this to be taken into account it would need to be backed by a Daylight & Sunlight Assessment report.