

Waldringfield Parish Council's response to application

DC/18/5165/FUL “Deben View” Proposed demolition of existing dwelling to be replaced by new 2 storey dwelling and detached garage.

WPC **objects strongly** to this application in its present form.

The site is outside the physical limits of the village. The existing dwelling is actually a modest 1.5 storey house with the first floor accommodated in the roof with dormer windows. It was granted planning permission at appeal, we understand in what were considered to be “exceptional circumstances” as it was built as the rectory to the adjacent parish church. All Saints Church, part of which dates back to the 12th Century is Grade 2* listed. Given the unique position of the site within the AONB we believe that this new application should be considered afresh on its own merits.

The proposed development is set in an elevated position which slopes down to the banks of the River Deben. It is visible from the river and the opposite riverbank. It is of course within the AONB. It is surrounded by open countryside in the form of arable fields and “Church Field”, an open space primarily dedicated to provide a haven for wildlife as well as providing a valued natural amenity for the enjoyment of residents. There are a number of seating areas on Church Field for residents to enjoy the open, natural views. There are a number of PROW cutting across the farm fields as well as Church Field and immediately alongside the boundary of the site.

All of the above means that this is not only an extremely sensitive site but its prominent position also makes it highly visible from a great many public view points on land and on the river.

The proposed dwelling is of extremely ambitious proportions for such a location, particularly when compared to the existing dwelling. The modest scale of the existing dwelling has limited impact on the surrounding countryside. (As can be seen from the very dark photographs within the Design & Access Statement which also serve to show the otherwise open and empty nature of the area)

The square footage of the ground floor is almost double that of the existing dwelling. The bulk of the proposal is then considerably increased by the proposed treatment of the first floor. This overhangs the ground floor and the high ceiling height and straight sided, boxlike structure will not be softened by the proposed hedging along the boundaries. (Unless the hedging is going to be allowed to grow to 5+metres, which is highly unlikely)

We feel that the form, height, scale and bulk of the proposed dwelling is completely out of place and inappropriate in the setting of the unspoilt natural beauty of this much loved area within the AONB. The proposal will seriously detract from the character of its surroundings and quality of the Area of Outstanding Natural Beauty.

The development is therefore contrary to paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the

‘landscape and scenic beauty’ of AONBs. It is also contrary to SCDC Policy SP15 (Landscape and Townscape) and Policy DM21

We feel that adjustments to the scale and design could be made to reduce this impact whilst still providing generous living space.

The above comments relate to the impact during daylight. Waldringfield in general, and this area of Church Field down to the river are completely dark at night. We are therefore very concerned about the light pollution that this proposal will create, both from the very large windows to the ground and first floor in addition to the external lighting, as envisaged in the illustration on page 3 of the Design & Access Statement.

Such light pollution is contrary to DM23, Suffolk Coast & Heaths Management Plan 2018 and the Deben Estuary Plan.

WPC therefore recommends that this application is rejected.