



Waldringfield

Parish Council

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20th November 2019

Re: Waldringfield Parish Council Response to DC/19/4234/FUL Deben House, Cliff Road, Waldringfield

Proposed detached garage, detached annex (existing building to be removed) and replacement of conservatory to form sunroom

Dear Alexis Bruns,

At its meeting on 12th November, Waldringfield Parish Council discussed the above application. The Parish Council does not object to the replacement of the conservatory to form a sunroom. We do not object per se to the concept of erecting a residential annexe and double garage on this site but we do have concerns about some of the detail of this application. We therefore seek assurance that if planning permission is to be granted it will be subject to a number of conditions.

Waldringfield Parish Council recommends the issues that should be covered by condition include:

- All hedging to be retained, in particular to the front boundary to minimise the visual impact.
- We feel that the proposed area of front garden to be turned into hardstanding is oversized for the plot and could be reduced in order to minimise the adverse visual impact.
- Any hardstanding/driveway material should be free draining, preferably permeable resin bound gravel rather than blacktop.
- There is a significant slope to the proposed hardstanding down to the road. A drain across the entrance to the site should be installed to reduce the risk of flooding on to the road.
- Policy DM6 b (iii) states that "*conditions will be applied to limit occupation to prevent future use as a separate dwelling*". The Parish Council feels strongly that these conditions should be applied to this application if permitted.

Kind regards,

Rebecca Todd
Parish Clerk