



Waldringfield

Parish Council

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15th January 2020

Re. DC/19/4808/VOC Mickey's Field, School Road, Waldringfield – Variation of Condition(s) 2 on Planning Permission DC/18/4880/FUL (New Dwelling on Vacant Freehold Land)

Dear Grant Heal,

Waldringfield Parish Council was unable to call a special meeting to discuss this application before the reply-by date of 9th January. The Parish Council understands that comments received after the reply-by date will not trigger the automatic 'referral' process but that its comments will still be taken into account when East Suffolk Council makes its decision.

The application was discussed at Waldringfield Parish Council's scheduled meeting on 14th January and the council resolved to **object** to this application for the following reasons:

The site is in close proximity to the neighbouring property, Cragside. The site has a significant slope from the street level to the back of the plot. The ground levels, on which the new partially-built house now sits, have been raised to be level with that of the street. This means that the ground floor and terrace areas are several feet higher than those of the neighbouring property.

This new VOC seeks to significantly extend the ground floor area and terrace.

The new plan shows that most of what is labelled the east elevation of the extended ground floor would be given to new fenestration/bifolds rather than the single doorway as currently permitted. This directly faces the neighbouring property and, given the raised ground levels, will cause overlooking of the neighbours' main sitting-out area, causing loss of residential amenity, as will the extended raised terrace.

The extended ground floor has a flat roof with a glass 'roof lantern' – this is unlikely to be screened/curtained in any way so will cause upward light pollution in this area of the AONB.

Waldringfield Parish Council is also concerned that the plan shows the removal of a centrally-placed conventional chimney and the installation of an external metal flu on a different wall; this again is located on the east elevation (ie facing Cragside).

The permitted original application for this site (DC/18/4880/FUL) stated that no trees or hedging would be removed or pruned and these were shown in the design and access statement. The subsequent VOCs have asked only for changes to the physical aspects of the building. Waldringfield Parish Council therefore seeks assurance that damage caused by the development to the original hedge will be rectified and hedging replaced where necessary.

Waldringfield Parish Council believes that this VOC application does not comply with Suffolk Coastal Development Management Policy DM23 – Residential Amenity a) privacy/overlooking b) outlook and f) light spillage – and should, therefore, be refused in its current format.

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Kind regards,

A handwritten signature in black ink, appearing to read 'R. Todd', written in a cursive style.

Rebecca Todd
Parish Clerk