



# Waldringfield

## Parish Council

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17<sup>th</sup> February 2020

**Re. DC/20/0432/VOC Variation of Condition No. 2 of DC/18/4880/FUL Mickey's Field, School Road, Waldringfield – new dwelling on vacant freehold land**

Dear Grant Heal,

Waldringfield Parish Council **objects** to this application.

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, Cragside.

This VOC seeks to extend significantly the ground floor area and terrace beyond the footprint of the approved application DC/18/4880/FUL.

The new drawings show 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 applicant proposes to erect a series of 1800mm-high frosted glass panels along the eastern perimeter of the terrace, and 900mm-high frosted glass panels along part of the northern perimeter of the terrace. We do not think that this will provide effective screening and will not overcome the overlooking issue. Waldringfield Parish Council also considers that such glass screening is particularly unattractive and of poor design. It is not sympathetic to the style of the approved dwelling or that of the neighbouring properties.

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. The Parish Council therefore seeks assurance that damage caused by the development to the original hedge will be rectified and hedging replaced where necessary.

The Parish Council believes that this VOC application does not comply with the following Suffolk Coastal Policies and should therefore not be approved:

## Waldringfield Parish Council

DM23 - Residential Amenity, a) privacy/overlooking b) outlook

DM21 - Design: Aesthetics

SP15 (Landscape and Townscape)

These policies seek to resist proposals which comprise poor design and layout which detract from the character of their surroundings and quality of the Area of Outstanding Natural Beauty.

Kind regards,

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

Rebecca Todd  
*Parish Clerk*