



Waldringfield Parish Council

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13th November 2020

Re. Waldringfield Parish Council Response to DC/20/4265/FUL, Cadges Cave, Deben Lane, Waldringfield two-storey and single-storey extensions & alterations (following demolition of adjoining garage) and new detached garage

Dear Mark Brands,

Cadges Cave is a detached property on a large plot located on an unadopted lane. Deben Lane is close to the river and is within the AONB.

The proposed works are extensive and the living accommodation will be increased by more than 80%. Waldringfield Parish Council feels that it is in some ways unfortunate that this relatively modest and affordable property is to be developed to this scale but we understand that this in itself is not a material consideration in planning terms and the plot is of sufficient size to accommodate the increased footprint. The ridge height of the proposed extension is below that of the existing main building and the structure of the original building is still discernible.

It therefore complies with policy SCLP11.1.

However, we are concerned that the proposed first floor balcony on the North East elevation could result in overlooking of the neighbouring gardens.

The amount of fenestration is considerably increased and there will be an increase in light spillage. In addition, we can find no details of external lighting. This area of the village and its wildlife currently benefits from "dark skies" at night with little or no light pollution.

We are also aware that swifts have been seen in this area of Waldringfield and we would wish to encourage them to nest in the area.

Given the above comments, Waldringfield Parish Council would not object to this application providing that the following conditions are applied:

- i) In order to comply with SCLP11.2 a) – the balcony screening should be of obscure glass and of sufficient height to prevent, when seated, overlooking of neighbouring gardens and sitting-out areas.
- ii) In order to comply with SCLP10.3 e) and SCLP11.2 f) – an approved, detailed exterior lighting scheme should be provided by the applicant using the lowest practicable levels of illumination on a timed or motion-activated basis.
- iii) a) In line with the Waldringfield Parish Council Landscape & Wildlife Policy, we would ask that built-in swift nesting bricks are incorporated into the design, particularly as swifts are in this area of the village; and
b) any hard landscaping surfaces should be permeable.

Yours sincerely,

Rebecca Todd
Parish Clerk, on behalf of Waldringfield Parish Council