

WPC response to planning application:

DC/21/4922/FUL | Residential Development (Existing Garage Premises To Be Removed) | OakGarage School Road Waldringfield Suffolk IP12 4QR –

Waldringfield Parish Council supports the intention to develop this site, particularly as the proposed dwellings are two bedroom properties, suitable for those wishing to downsize or for younger families within the village.

We are happy with the proposed materials, and are pleased to see that the land levels are to be modified to even out the existing slopes, and that an access visibility splay is included in the amended drawings.

However, with regret, the Parish Council OBJECTS to this application in its present form.

We are concerned with the car parking provision for the 2 semi-detached houses. SCC parking standards require 2 spaces for 2 bed properties – the guidance also resists tandem parking. The block plan 1A shows potential space for 2 cars per house but the cars would have to park in tandem. This means if the occupiers of plot 1 parked their second car, this would block/hinder the pedestrian access to the rear of the garden of plot 2.

The parking provision for the bungalows is generous by comparison.

Such tandem parking would also prevent delivery vehicles etc from turning within the site.

In addition, the shared access driveway reduces to 3.7 metres approx 1/3 of the way into the development and reduces further to only 3.3 metres at the entrance to the bungalows. This clearly does not allow vehicles to pass each other within the development and impacts further on the lack of turning/manoeuvring space.

We would ask the applicant to review the proposed layout and amend it to resolve the issues highlighted above.