



Waldringfield Parish Council

Parish Clerk: Jennifer Shone-Tribley
Low Farm, Ipswich Road, Waldringfield,
Woodbridge, Suffolk IP12 4QU
E: pc.waldringfield@googlemail.com
T: 01473 736475
www.waldringfield.onesuffolk.net/parishcouncil

12 January 2022

**Waldringfield Parish Council response to DC/21/5409/FUL The Old Post Office Sandy Lane
Waldringfield Woodbridge Suffolk IP12 4QY**

There is already planning consent to alter and increase the size of the existing building to form a pair of semi-detached dwellings, each with 3 bedrooms – ref: DC/20/5128/FUL. The new application now seeks to demolish the existing buildings and replace with a pair of new build semis.

It is unfortunate that the ridge and eaves heights have been exponentially raised from those of the existing dwelling albeit currently raised by only 20cms from the approved plan.

The Parish Council is pleased to see that the new application has no first floor windows to the rear, only skylights and the side window is still obscure glass with restricted opening.

As the proposal is to demolish the existing dwelling we are disappointed that the applicant has not taken the opportunity to move forward the new build and to follow a similar angle to that of the adjacent property Cherry Oaks (with which it will share an access).

We believe that this would enhance the street scene on Cliff Rd and it would create larger, more usable private gardens to the rear of the new dwellings. This repositioning would also help to mitigate the negative impact of the new dwellings on the lower lying property at number 1 Sandy Lane.

We would ask the applicant to consider this suggested amendment.

We have some concerns that the size of the bedrooms do not meet current minimum standards. The measurements on the plan would indicate that bedroom 1 does not meet the minimum standard of 11.5 sq m. We have not had access to full sized drawings and so it is not possible to make accurate calculations particularly as the restricted heights in the bedrooms are not quantified.

We would ask ESC planning to check carefully the measurements.

The village of Waldringfield is, in the main, a “dark skies” area of the AONB. We would therefore ask the applicants to support this by ensuring that any external lighting is both downward facing only and controlled by sensors that respond to movement only rather than the level of natural light.

Other than the above comments Waldringfield Parish Council has NO OBJECTIONS to this application.

Kind regards,

Jennifer Shone-Tribley, Parish Clerk – on behalf of the Waldringfield Parish Council