



# Waldringfield Parish Council

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**Waldringfield Parish Council response to DC/21/5739/VOC Variation of Conditions 2 of DC/21/1744/VOC - (Variation of Condition No.s 2 on application DC/20/4155/FUL - Construction of new single storey entrance porch & rear single storey extension to form Kitchen/ Dining/ Seating area. Increase in ridge height & roof pitch to create 2no. bedrooms with family bathroom in the roof space. Replacement of existing garage flat roof with pitched roof. Elevational re-modelling replacement windows & overcladding.) | 7 Sunnyhill Waldringfield IP12 4QS-**

The Waldringfield Parish Council OBJECTS to this VOC application

## Background

The original permitted application, DC/20/4155/FUL, was for a substantial remodelling of the existing property. This included raising the ridge height of the entire main roof, adding a pitched roof to the garage at the side together with extensions to the rear. The Waldringfield Parish Council did not object to this application.

Permitted variation DC/21/1744/VOC scaled back the extent of the planned remodelling and extensions. The ridge height of the main house roof was to remain at its original/current height, the new extensions to the rear now had a single flat roof and the existing rear extension was extended further into the rear garden. The pitch of the garage roof was turned 180 degrees with a dormer window to the side and first floor windows in the gable ends – this allowed a staircase, landing, bedroom and ensuite to be accommodated above the garage. The ridge height of the garage was the same as that of the existing host dwelling. The Waldringfield Parish Council responded positively to the reduced scale of the development.

The current new variation, DC/21/5739/VOC shows that the ridge height of the main house roof continues to remain at its original height and there is no change to the rear extensions. The main entrance has been removed from a prominent central position in the main dwelling and is now located within the garage extension. The garage roof has been turned another 180 degrees with a dormer window to the front elevation (again to allow a staircase, landing, bedroom and ensuite to be accommodated above the garage as in the previous VOC).

We notice that the eaves and ridge heights of the roof of this new proposed garage treatment have been noticeably increased, making it approximately 1 metre higher than the host dwelling. The garage sits on the boundary of the plot.

The Waldringfield Parish Council therefore OBJECTS to this current VOC application in its present form as the extension is not subordinate to the original building in that the new roof ridge exceeds the height of the host dwelling and is disproportionate in its scale.

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It therefore does not comply with the following:

SCLP11.1 c)

i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;

iii. the height and massing of developments should be well related to that of their surroundings;  
SPG 16 Extensions - which states that the shape and proportions of the extension should be in harmony with the house and should be subordinate and roof lines should not exceed those of host dwelling.

Kind regards,



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