



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 2 no. 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

Dear Grant,

In the previous drawing, 0620 02G, submitted under DC/21/5739/VOC the eaves and ridge height of the proposed garage had been noticeably increased, making it approximately 1 metre higher than the host dwelling. This was contrary to the SPD 16 which states that extensions should be subordinate to the original building and that new extension roof ridges should not exceed the height of the original.

For that reason WPC objected to this VOC.

We very much appreciate that the applicant has amended the design and drawing 0620 02H has now been submitted. We understand that the ridge height of the garage extension has been lowered by reducing the angle of the pitch, the eaves height remains as shown in drawing 0620 02G.

Setting back an extension with a lower or same roof height as that of the host dwelling can help create a visual impression of an extension being subordinate. However, drawing 0620 02H shows that the proposed garage extension roof ridge is still higher than that of the host dwelling. The difference in height is identified more clearly because both roofs run in parallel to the front boundary rather than the extension roof being at right angles to the host dwelling and the front boundary.

It therefore remains contrary to SP16.

WPC defers to the planning case officer to determine whether or not this is a material consideration in this application.

Kind regards,

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