



# Waldringfield Parish Council

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**WPC response to DC/22/0036/FUL | Proposal to build a two-storey annexe comprising music studio for professional classical musicians, two bedrooms and boat shed. Demolish existing sheds. | Sweetbriars 3 Woodbridge Road Waldringfield Woodbridge Suffolk IP12 4PW**

Dear Eleanor,

The Waldringfield Parish Council OBJECTS to this application.

Sweetbriars is one of a small number of houses located at the edge of the village on a very narrow, single track "By Road" known as Woodbridge Road. The road carries a disproportionate amount of traffic using it as a shortcut and large delivery vehicles are frequently directed along the road via their satellite navigation systems.

There have been a number of applications for this annex development – the initial one was in 2014.

The most recent of the previous applications, DC/21/2284/FUL, was refused on the basis that the design, particularly the mono pitch roof, did not compliment the host dwelling and that the proposed annex was 2 storeys.

The most recent permitted application DC/17/2414/FUL (now time expired) was for a single storey annex providing 1 bedroom, bathroom, music room and kitchen. The planning officer's notes include the comment of support as *this application is single storey with no first floor accommodation and provides 1 bedroom, making the size and form of the building acceptable. This annexe takes less room on the site leaving more room for parking, in addition to the demand being less as there is only one bedroom.*

Having looked very carefully at the drawings in this new application, the Parish Council objects to this application for the following reasons.

The scale of the proposed development will result in a cramped over-development of the restricted space available to the side of this plot. It is not well related to the host dwelling.

The site is very shallow - the proposed buildings would cover much of the available area to the side of the host dwelling leaving very little parking space and no possibility of turning – a major issue given the very restricted width of Woodbridge Rd. *(see photographs below)*

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The restricted parking space would be further compromised by the need to allow space to manoeuvre the boat in and out of the boat shed and onto the single track road.

The application proposes a boat shed, sitting room, music room, kitchen, bathroom plus 2 bedrooms to accommodate frequent visitors, indicating that the extension would create a not insignificant demand for parking on this extremely restricted site. No other off street parking is available and on street parking is not an option as this would block the road.

In addition to the scale, the design elements, such as the hipped roof design are not sympathetic to that of the host dwelling.

This application therefore does not meet the requirements of :

## Policy SCLP5.13: Residential Annexes

An annex to an existing dwelling will be supported where:

- d) The annex is either an extension or is well related to the host dwelling; and
- f) There is sufficient off-road parking;

Should ESC be minded to approve this application we ask that conditions or planning obligations will be applied to limit occupation to use as an annex and to prevent future use as a separate dwelling.

Kind regards,

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