



Waldringfield Parish Council

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Waldringfield Parish Council response to DC/22/0223/VOC | Variation of Condition No. 2 of DC/21/4267/FUL - Replacement dwelling, cart lodge And studio - new drawing 875-01 - plans and elevations which show the straightening up of the south boundary rather than it go in and out. This lead to a loss of a window and 3 skylights so I have merged and enlarged the skylights along the south hip to two 3m sections and increased the glazed double door width from 2m to 3m. There are also minor changes to the other elevations. Removal of North Ground - Wet room & WC - so now just 2 windows instead of 4. Removal of East 1st Corner window - this was not cost effective. East Ground - swapping of windows around and a 1m x 800mm skylight above kitchen. Addition of South 1st floor small wc window adj to landing window to be opaque as per other windows on that aspect. All sky lights will have electric black out blinds so 'dark skies' will be honoured | Elm Cottage Sandy Lane Waldringfield IP12 4QY

Waldringfield Parish Council does NOT SUPPORT this application.

The Parish Council found the list of documents submitted in this application to be rather confusing. Many of the documents have been superseded and the drawings are not clearly identified by their description.

However, having navigated the documents we see that this VOC is not only seeking to make all the changes listed in the application title, but is also applying for permission to construct a new building in the front garden.

The proposed new building (described as a boat store) is not included in the new drawing 875-01, the only one quoted in the application title.

The new proposed boat store appears only in the following drawings:

875 3A This shows the elevation and floor plan of the new boat store in isolation. The floor plan includes width and length measurements but no height measurements are given. As the elevation and floor plan are drawn to two different scales it isn't possible to calculate accurately the height but it would appear to be approximately 4000mm.

875 02C This shows the new proposed site/block plan, including the proposed new boat store, now located to the front of the dwelling alongside the northern boundary. (Potentially obscuring the main entrance to the dwelling)

No drawing has been submitted to show the front elevation of the dwelling with the proposed new boat store in situ in the front garden. The Parish council thinks this is a serious omission.

In the original approved application DC/21/4267/FUL, drawing 6308 6 (Floor plan & elevations) showed clearly the level of impact that the then proposed cart lodge would have on the street scene.

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The planning officer's report on DC/21/4267/FUL states that *"Other properties have garages to the front, as such the siting and form of the proposed cartlodge is considered acceptable, the form and low scale of the lean-to roof additionally helps keep the scale to a minimum so as not to appear too dominant on the streetscene and readily ancillary to the host dwelling"*.

In DC/21/4267/FUL the cart lodge was open sided with a "low scale lean-to-roof" and was located alongside the southern boundary, in effect mirroring the garage of the neighbouring property. Whereas the proposed new boat store is of a closed construction with an intricate pitched roof design of increased height to that of the approved cart lodge. It is sited in front of the main doorway to the dwelling alongside the northern boundary. The neighbouring property to the north has no garage to the front of their property.

Based on the drawings submitted with this VOC application, the Parish Council is very concerned that the proposed new boat store with its increased height and form will appear to be too dominant on the street scene.

The Parish Council feels that it is essential that a drawing showing the front elevations including the new proposed boat store is submitted by the applicant as the design, height and positioning of the proposed boat store is significantly different from what is shown in the original application drawing 6308 6A.

In the absence of such a drawing the Parish Council can not support this application.

We would ask that such a drawing be submitted for further consultation before any decisions are made by East Suffolk Council.

Kind regards,



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