



Waldringfield Parish Council

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Waldringfield Parish Council response to DC/22/0670/FUL | Proposed Extension and Internal Alterations | Widelands Cliff Road Waldringfield Suffolk IP12 4QL

Waldringfield Parish Council **OBJECTS STRONGLY** to this application for the following reasons.

1) Widelands is a well established detached house set in a large, elevated plot. It has commanding, uninterrupted views over the countryside and the River Deben. It is set back on the plot and benefits from a single drive and screening from the road with no street frontage. However, this front garden does give the property a street presence where the front garden and driveway retain its position within the street scene.

This application, DC/22/0670/FUL, seeks to compromise this street presence by removing the front garden from the plot, leaving only the single driveway. See application drawing 5505 010 where the proposed new boundary of the application plot is shown in red and the remainder of the existing plot outlined in blue.

This new configuration of the plot would clearly result in creating a detrimental impact on existing and future occupants of Widelands. It would also result in a negative impact on the street scene.

The width of the parcel of land excluded from DC/22/0670/FUL is not large enough to accommodate any future dwelling and access arrangement as was determined by officers in the recently refused application DC/21/5499/OUT.

DC/22/0670/FUL does not show how the excluded land would be managed or cared for. The lack of such an approved plan or its implementation would result in a negative impact on the street scene.

The application is therefore contrary to:

Policy SCLP11.2: Residential Amenity which seeks to protect the living conditions of future occupiers as well as those existing.

Policy SCLP11.1 Design Quality (proposals should)

c) Respond to local context and the form of surrounding buildings in relation to the following criteria:

iv. there should be a clear relationship between buildings and spaces and the wider street scene or townscape; and

e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;

Waldringfield Parish Council

2) The standard of design needs to be particularly high as the property is within the AONB. It is in a very prominent position, clearly seen from the river and its opposite bank as well as a number of PROWs. We say that this application doesn't meet those high standards.

The design of the proposed alterations and extensions will result in a very disconnected and unattractive house. The rooflines are not consonant – different heights/directions and angles. This is best illustrated by Drawing 5505 0303 - East elevation. This is the elevation that would be seen most clearly from the river.

Insufficient detail of materials is included in the application, for example the finish for the extension is simply described as "boarded".

The overall effect of this design is one of complete disharmony between the existing dwelling and the proposed extensions and falls short of the standards required for such a prominent riverside position in the AONB.

The result is an extension which comprises poor design, which sits in contrast to and serves to dominate the original dwelling, detracting from the property and its setting.

The application is therefore contrary to SPG 16

Kind regards,



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