



# Waldringfield

## Parish Council

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**Waldringfield Parish Council Response to DC/22/3703/FUL | Erection of dwellinghouse with associated highways access & landscaping (relating to extant outline permission DC/19/2695/OUT - permitted 6 September 2019) | Land Rear Of Japonica Cottage Deben Lane Waldringfield Suffolk IP12**

Dear Grant,

Application history re garden infill proposals at Japonica Cottage

DC/19/2695/OUT Outline permission was granted to the previous owner to build a house in the garden of Japonica Cottage. The plot given to this development allowed a welcomed space between the existing dwelling and the proposed garden infill. The proposed building line in relation to Cliff Road was shown as the same as that of the neighbouring property, Dormers as well as the host dwelling, Japonica Cottage. The proposed access was in the same location as the existing, opening up to a turning and parking area in front of the proposed house to the left of the plot. An arboricultural assessment was submitted which included drawing P1384-ASP01 V1 of the complete site, including the existing dwelling, and P1384 - ASP02 V1 which identified which trees were to be retained, which removed etc to accommodate the then proposed development.

Japonica Cottage was then sold with the benefit of the outline planning consent in the garden.

A fresh application, DC/20/4948/FUL, was put forward by the new owners and this was also permitted. This application extended the size of the development plot by taking more land from the garden of the existing cottage.

A new access was proposed with a driveway to the right of the plot, extending the entire length of the plot to the rear of the proposed dwelling. An Arboricultural Assessment dated 9/10/2020 was included in the application. Drawing P1384-ASP01, (but noted as V2) of the entire plot was resubmitted. Drawing P1384-ASP02 V2 was submitted, revised to show the extended plot, the new positioning of the proposed dwelling and the new location of the access and drive (to the right). This identified which trees were to be retained, which removed etc as a result of this new proposed development.

Waldringfield Parish Council (WPC) supported this application with the caveat that the Arboricultural impact Assessment appeared to be misnaming some trees and so the document was not a true representation. A response from the architect (Feb 2021) states "*We removed the yews and the Judas tree on 6th January. The purple leafed plum is still there, and the Ginkgo, but the ginkgo (very thin and spindly) will have to come out when we put the driveway and splay in. The Oak, of course remains, but everything else has gone. We will plant new trees when the building is done*". This response appeared to confirm that drawings P1384-ASP01 V2 and P1384-ASP02 V2 were not accurate and did not reflect the then existing situation.

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A third application has now come forward, DC/22/3703/FUL which is referencing the original “outline” application DC/19/2695/OUT.

The site outline for this application is the same as that in DC/20/4948/FUL but greater than that in DC/19/2695/OUT. The footprint of the proposed dwelling appears to be greater than proposed in either of previous applications. The layout of the plot has been changed from the layout in either of the previous applications. The dwelling is now located more centrally between the neighbouring properties but the building line is now further back on the plot than the neighbouring Dormers and Japonica Cottage. The height is lower than the neighbouring property and the design gives a nod to that of Japonica Cottage.

The access and driveway are now relocated to the left of the plot. Architect drawing 12. 467. Rev. C shows that hedging currently running along the full width of the plot will be removed and a new hedge planted in order to create the specified visibility splay. The access then opens up to a wide driveway extending the entire length of the plot to the rear of the proposed dwelling.

However, the Arboricultural Assessment submitted as part of this latest application has not been updated to reflect these significant changes, particularly the removal of the hedging to allow the revised access and extensive driveway. It is the same document, with the same drawings, as that submitted with the previous application, DC/20/4948/FUL. It therefore shows which trees will be removed to allow an access and driveway to the right of the plot. In other words it is inaccurate and can not to be relied upon when the District Council is considering this application particularly when applying any conditions if minded to approve the application.

The application form states that there are *“no trees influence the development or might be important as part of the local landscape character”*

It also states that there are *“no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character.*

We disagree with these statements as many of the trees on site are specimen trees. They are clearly visible from the highway and are an important part of the local landscape character. Even if this view is not shared, at the very least an Arboricultural Assessment should be accurate and reflect what is actually being proposed in the application it supports.

The documents associated with the application give a great deal of technical detail of the materials to be used and it would appear to be a very energy efficient build. WPC fully commends and appreciates the energy saving elements of the design of the actual dwelling.

However, the WPC is extremely concerned that the Arboricultural Assessment is so obviously inaccurate both in relation to the current application as well as identifying which trees are currently on-site.

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WPC therefore wishes to declare a **holding OBJECTION** to this application until the Arboricultural Assessment has been fully updated to relate to the current application. This should accurately show the trees still on the plot together with accurate details of which and how these trees are to be protected during construction and which are planned to be removed/replaced.

Kind regards,



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