



Waldringfield Parish Council

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Response to **DC/22/3838/FUL** | Construction of 1 no. dwelling | Widelands Cliff Road Waldringfield Suffolk IP12 4QL – Planning Officer Danielle Miller; Comments deadline 09 November 2022

Waldringfield Parish Council **OBJECTS STRONGLY** to this application

A recent previous application, **DC/21/5499/OUT** proposed to build a new dwelling at the entrance to the curtilage of Widelands on Cliff Rd. WPC objected strongly to this application which was subsequently refused by ESC.

The new application **DC/22/3838/FUL** has now come forward. This again proposes to build a new dwelling at the entrance to the curtilage of Widelands on Cliff Rd. Much as in the previously refused outline application the new plans propose to construct a substantial new dwelling whose boundary straddles the only access to the host dwelling.

The ESC stated reasons for refusal of **DC/21/5499/OUT** have not been addressed in this new application. Waldringfield Parish Council therefore objects strongly to **DC/22/3838/FUL** for the following reasons:

1. The erection of an additional property on this site would result in the host dwelling (Widelands) becoming backland development, removing all existing street presence which the property currently has, resulting in over development which would in term harm the street scene. The development would be cramped and contrived in this location with the existing access needing to run part the property and along its entire garden length to secure access for the host dwelling. The width of this parcel of land is not large enough to accommodate the proposed dwelling and access arrangement comfortably and within the character of the street scene and existing pattern of development as such fails to accord with SCLP5.7 and Policy SCLP11.1 of the East Suffolk Council - Suffolk Coastal Local Plan (September 2020) and paragraph 130 of the NPPF which requires that proposals respect their surroundings and fit in well with the character of the area.

The proposed access arrangements would result in a significant level of noise arising from the vehicles manoeuvring on the driveway and idling in the passing spaces causing disturbance to the future occupiers of these dwellings to an unreasonable degree. Consequently, this would lead to a significant deterioration in the living conditions which they should be able to enjoy contrary to Policy SCLP11.2 East Suffolk Council - Suffolk Coastal Local Plan (September 2020).

2. The development falls within the recreational disturbance Zone of Influence for the following Habitats Sites (European designated sites) in East Suffolk, as set out in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), Zone of Influence (Zone B). Local Plan policy SCLP10.1 seeks to support regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended) where proposals that would cause a direct or indirect adverse effect on the integrity of Habitats Sites (either alone or in-combination with other plans or projects) will not be permitted.

The applicant has failed to submit sufficient relevant information in relation to the potential disturbance caused by additional visitors to Habitats Sites as a result of the development and measures required to mitigate this. It therefore cannot be concluded that the development will not result in an adverse effect on the integrity of Habitats Sites and therefore the proposals are considered contrary to the East Suffolk, Suffolk Coastal Local Plan (covering the former Suffolk Coastal Local Planning Authority area) policy SCLP10.1 and Section 15 of the NPPF.