



Waldringfield Parish Council

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14 February 2024

WPC's response to DC/23/4880/FUL | Redevelopment of Former Garage Premises | Oak Garage School Road Waldringfield Woodbridge Suffolk IP12 4QR

Dear Grant,

Previous iterations of recent planning applications on this site included the provision of 2 semi detached cottages to the front of the site and 2 bungalows at the rear. These were withdrawn for reasons associated with change of use from commercial/employment to residential.

This new application now proposes a mixed use development including the provision of 2 semi-detached cottages to the front of the site with gated access to a commercial building at the rear. The commercial building would provide space for the storage of materials, goods, vehicles etc associated with their business, cloakroom facilities and an office. Plus car parking to the rear. The proposed development will therefore retain the employment use of the site.

The site is located towards the lowest part of the sloping main access road to the village centre in a residential setting. It is currently occupied by the former, now run-down, Garage/workshop and ancillary structures plus parking.

The site itself is currently on a number of levels. The plans show that the front of the site will be raised and the new commercial area of the site will be lowered. The raised area at the far rear of the site will remain with a new retaining wall. The impact of the change of levels is now illustrated in the amended drawing 6255 25 D. The image of the street scene shows the ridge height of the proposed new dwellings which relates well to the neighbouring properties. It also indicates the finished height and dimensions of the proposed commercial unit which will be less than those of the new dwellings.

Access to the rear of the dwellings and the commercial unit will be via a shared driveway/communal access road – this is slightly wider than on previous applications to accommodate commercial vehicle use.

Drawing 6255 25 D now shows that the residential & commercial areas will be separated by a small wall with solid timber fencing on top with a pair of solid timber gates, overall height approx 2m to provide screening between the residential and commercial areas, thereby minimising the visual impact on the residential units and the highway.

The boundary treatment to the front to the cottages is sympathetic to the village setting, as are the proposed materials. The modest scale and design of the proposed dwellings will offer more “affordable” accommodation and will enhance the housing mix of the village.

In summary Waldringfield Parish Council **SUPPORTS** this application as specified in Drawing 6255 25 D and the D&A Statement (February 2024 revision).

Waldringfield Parish Council

Submitted by:

A handwritten signature in black ink that reads "J. Shone-Tribley". The signature is written in a cursive style with a large initial 'J'.

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