



Waldringfield Parish Council

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WPC response to Planning Application DC/24/0238/FUL

Proposed two storey rear extension to accommodate new staircase, single storey rear extension to replace existing conservatory, new and replacement windows and internal alterations | Halyards 2 Woodbridge Road Waldringfield Woodbridge Suffolk IP12 4PW – *Planning Officer I Taylor – Comments deadline 21 Feb 2024.*

The cottage is on a narrow, single track by road on the outskirts of the village and within the settlement boundary. The existing cottage has been extended in previous years creating an unconventional internal layout and the existing rooms are quite small by today's standards. The resiting of the staircase allows the internal spaces to be reconfigured to more usable areas.

The proposed extension is primarily to the rear of the property and whilst aspects of the new build will be glimpsed from the highway it is unlikely to make any significant impact. The proposed extension will not dominate the existing building.

The proposed extension retains the parking provision and does not significantly impact on the amenity/garden space of the existing dwelling.

New windows will be installed at first floor level on the north elevation but these will be on the new stairway and so are unlikely to cause significant overlooking of the neighbouring property, "Sweetbriars". Similarly the only increase to the fenestration to the rear/west elevation, is on the stairway so minimal increase to the risk of overlooking the sitting out area of the neighbouring "Low Farmhouse."

We consider that the application will not result in significant loss of amenity to neighbours.

We therefore consider that this application complies with ESC's SPG16.

No lighting plan has been submitted as part of this application so we suggest a condition is applied to any planning permission that a lighting plan is submitted and approved by ESC before any additional exterior lighting is installed.

Waldringfield Parish Council **SUPPORTS** this application.