



Waldringfield Parish Council

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Waldringfield Parish Council Comments on planning application DC/25/1928/FUL

Demolition of single detached garage, and alteration/extension of existing garage and living accommodation to form 2no. new self-build dwellings - Land And Buildings on Deben Lane, Waldringfield, Woodbridge, Suffolk IP12 4QN

Planning Officer - N Levitt; Deadline 13th June 2025 (extended to the 17th June 2025).

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

1. From the information on the Land Registry the proposed development appears to be within the curtilages of 1, Deben Lane and 2, Deben Lane and would therefore be subject to Policy SCLP5.7: Infill and Garden Development.

Proposals for infill development or residential development within existing gardens will be supported where:

- a) The scale, design and materials would not result in harm to the street scene or character of the area;
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
- c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
- d) Existing and proposed dwellings have sufficient curtilage space; and
- e) The proposals are otherwise in accordance with the housing policies of the Local Plan.

WPC considers that the application fails on all of the above criteria of Policy SCLP5.7:

2. Contrary to the ESC Local Validation List the detail within the application appears to be very sparse and to include a number of inaccuracies – including:

On the application form:

- a) Incorrect description of Garage with “Accommodation” should be with Garage with “Workshop” – see permitted application C03/1203.
- b) Incorrectly states that there is no loss of non-residential space.
- c) Incorrectly describes development as “self build” (no indication that the applicant intends to live in the development for the qualifying period)
- d) Materials incorrectly stated e.g. “Walls
Existing materials and finishes: Black stained timber boarding
Proposed materials and finishes: As existing”
The existing timber boarding is **not** black.
- e) Incorrect parking loss calculation shows an increase in parking provision when there is actually a loss- i.e. the application form states:

Vehicle Type:

Cars: Existing number of spaces: 2

Total proposed (including spaces retained): 4

Difference in spaces: 2



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These numbers do not reflect the true situation.

The correct number of spaces currently on the development site is 3 plus garage parking associated exclusively with 2, Deben Lane and 3 plus garage parking on the garage with workshop site, still registered as land belonging to 1, Deben Lane.

So, *existing spaces* should read 6 plus 2 garage parking spaces and *proposed* should read 4 with no garage parking – so a loss of 4 spaces in total.

This is significant given that 2, Deben Lane is a 3 bed dwelling and will lose its previously exclusive 3 parking spaces plus garage to be replaced with a single parking space described as for “others”, which could of course include visitors.

All the more so as Deben Lane is a narrow unadopted track with no “on road” parking places, it is not feasible to remove the established spaces currently in use by the cottages.

This does not comply with ESC Policy SCLP7.2: Parking Proposals and Standards, nor the current SCC Highway requirements.

3. Other missing information.

- * None of the drawings include a blue boundary line to indicate the extent of the land under the ownership the individual applicant and the existing curtilages of the properties involved.
- * No street scene drawing. It is very disappointing that no attempt has been made to illustrate the impact that this development is likely to have on the established neighbouring properties. It would in effect create a tertiary cluster of dwellings between the existing dwellings bordering either side of Deben Lane. Without a street scene illustration one can only imagine the impact of such a development which would be unsympathetic and would result in overcrowding and over-development.
- * There is no provision for the secure cycle storage including electric assisted cycles
- * No details of the provision of EV charging points
- * No details of a bin storage area or collection area.

NB We accept that the above 3 items could be dealt with via conditions, however, given the very limited size of the proposed site the plans should include the provision for these areas.

- * No Construction Management Plan, particularly relevant in this very restricted access and plot size.
- * There is no topography survey within the application. All that has been submitted is drawing PW1184-PL03revA - *Existing and Proposed Floor Plans & Elevations*. This includes a small outline drawing indicating the increase in height of the new roof ridge on plot 1- not in the least helpful when trying to envisage the overall impact.

The East & West elevations on this drawing do however illustrate very clearly the significant massing and bulk of the proposed development which would be overbearing.

In this context it is also worth noting another historical application for a new garage on the parking area of 3, Deben Lane DC/14/0567/FUL – this was refused for the following reasons.

“The proposal is to erect a detached garage on an isolated plot set amongst other dwellings and structures. The proposed building location due to its scale and bulk would adversely affect the amenity of the occupiers of adjacent residential properties resulting in loss of outlook and daylight. In addition the scale of the building in this prominent location would be visually



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prominent and adversely affect the character of the area and so the proposal would fail to meet the requirements of Policies DM21 and DM23 of the Suffolk Coastal District Local Plan Core Strategy and Development Management Policies."

3. Other Issues

Planning application C03/1203

Mr & Mrs Lomas were given planning consent to "create a new entrance & build a garage with workshop" at the property Kings Fleet Cliff Rd.

The drawing (05A) indicated that the garden boundary/curtilage of Kings Fleet extended through to Deben Lane. It did not refer to the curtilage of 1, Deben Lane. The drawing includes the outline of a rudimentary kitchenette on the ground floor of the propose building.

Condition 3. *The development shall not be used other than for purposes ancillary and incidental to the existing dwelling.*

Reason. *The LPA would not approve the development other than for domestic purposes associated with the existing dwelling, i.e. Kings Fleet.*

Condition 5. *The development hereby permitted shall not be occupied or let as a separate dwelling, shall not be occupied as a residential annexe, shall not be used to provide living accommodation of any level*

Reason. *In the interest of residential amenity*

It is very clear that the LPA, whilst permitting a garage with workshop in this location, ensured that conditions were in place to prevent any future living accommodation, of any description. The permission was not for a "garage with accommodation" as described frequently in the current application with no supporting evidence.