



Waldringfield Parish Council

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WPC RESPONSE TO DC/24/4339/FUL – Proposed alterations and rear single storey extension.

Dear Isabella,

Bell Cottage is on the end of one of the terraces collectively known as “The Cement Cottages”. It is attached to its neighbour to the east and is separated from its western neighbour by a low hedge with access footpath on both sides. The rows of cottages frequently feature on photographs / illustrations of Waldringfield but are not in a conservation area. The majority of the cottages are now 2nd homes or rentals and most have been modernised/renovated.

The current application is seeking to carry out a general renovation, introduce new fenestration, rearrange the internal layout and build a single storey ground floor extension to the rear.

In general terms the council considers that the proposed changes would enhance the accessibility/usability of the existing rooms and make the dwelling more in line with modern requirements. The single storey extension is to the rear of the property and would have no impact on the street scene. Although the proposed extension extends beyond the rear of the immediately adjoining house it does not extend beyond the other properties in the terrace. As it is single storey it will not result in overlooking of neighbouring properties.

Re the changes to the fenestration.

The application drawing showing existing elevations etc shows 2 first floor windows on the west elevation. This is incorrect. The 2 first floor windows on the west elevation of the proposed drawings would be new. However as they will serve a first floor cloakroom and landing we do not consider that they will result in overlooking of neighbouring property/sitting out area and therefore complies with Policy SCLP11.2: *Residential Amenity a) Privacy/overlooking*;

We do have concerns though regarding the roof lantern which dominates the roof of the proposed extension. We think that there is a risk of light disturbance to the bedrooms of the attached neighbouring property which would be contrary to Policy SCLP11.2: *Residential Amenity f) Light spillage*.

In addition, the cottage is within the AONB/National Landscape, it is within metres of the protected riverine area and backs on to the countryside – the light spillage from the roof lantern could/would have a negative impact on the otherwise dark skies which would be contrary to Policy SCLP10.4: *Landscape Character - Proposals for development should protect and enhance the tranquillity and dark skies across the plan area*.

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In summary WPC **SUPPORTS** this application subject to the following:

- The submission of revised drawings to show modifications to the roof lantern eg built-in internal blinds to minimise light spill and conform to Policy SCLP11.2: Residential Amenity f) Light spillage.

and

- That a lighting plan is submitted and approved by ESC before any additional exterior lighting is installed in order to comply with Policy SCLP10.4.

Submitted by

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