



# Waldringfield Parish Council

Parish Clerk: Jennifer Shone-Tribley  
Low Farm, Ipswich Road, Waldringfield,  
Woodbridge, Suffolk IP12 4QU  
E: [pc.waldringfield@googlemail.com](mailto:pc.waldringfield@googlemail.com)  
T: 01473 736475  
[www.waldringfield.onesuffolk.net/parishcouncil](http://www.waldringfield.onesuffolk.net/parishcouncil)

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## Waldringfield Parish Council response to DC/21/3030 Gin Gin Slouva, Deben Lane, Waldringfield IP12 4QN

Proposed general refurbishment and extension of the property. Works related include a single-storey side extension, replacement of existing roof with an extended gable roof (with front and rear glazing), proposed new façade treatment and new front timber fence. Proposed new entrance and removal of the front bay windows.

WPC notes that the original drawings submitted, ESC ref 01656738/9 have been superseded by ESC ref 01661240/1. Consequently WPC has not commented on the superseded drawings and the following comments refer to ESC ref 01661240/1 documents. We have not referenced the applicant drawing numbers as the revision numbers do not appear to be correct and could cause confusion.

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

The overall height and scale of the development will be considerably greater than that of the current bungalow and neighbouring properties. This is compounded by the elevated height of the plot compared to neighbours

We are particularly concerned regarding the obvious overlooking issues from what we consider to be the disproportionately large first floor windows.

The first floor window on the east elevation would look directly into the first floor bedrooms of the semi-detached cottages (Jubilee Cottages) on the other side of the very narrow Deben Lane, and vice versa.

This same window would also result in overlooking of the garden, and main sitting out area, of The Poplars, also opposite.

The large velux windows on the south elevation, if not of obscure glass, would result in overlooking of the garden and sitting out area of the neighbouring 6, Deben Lane. We would ask ESC to apply the condition that all the skylights be of obscure glass (as in the previously permitted application DC/21/1743).

The first floor window on the west elevation would result in overlooking the garden and sitting out area of the neighbouring properties, Monique and Glenafon, in Sandy Lane.

We note that the superseded drawings included a very substantial array of external lighting. This is no longer shown on the revised drawings. Given the sensitivity of the location and its proximity to the Deben SPA we suggest that an external lighting plan is required. In addition we would ask that any external lighting is on a timed or motion sensitive system in order to maintain the dark skies of the area and have the minimum impact on wildlife and the rural nature of the location within the AONB.

**We therefore object to this application on the basis that it is contrary to the following policies:**

- i. SCLP11.1 Design Quality iii) the height & massing of developments should be well related to that of their surroundings, and
- ii. SCLP11.2 Residential Amenity a) Privacy/overlooking and b) Outlook
- iii. SCLP10.3: Environmental Quality e) Light pollution

We also note that the revised drawings contain a number of inaccuracies. The drawings now show the shed positioned next to the rear fencing and it appears that there is just enough room between the large ash tree and the fence, but this would necessitate the removal of the lower branches of the ash tree. The drawings make no reference to this although they do show where other trees are to be removed.

The drawings show an existing building labelled as an “annex”. This is simply not correct. It is, and always has been, a garage as can be seen by the photograph, below. There is no record online of any planning application or consent to change the garage to an “annex”. The drawings should not therefore be relied upon when reaching a decision.

For the avoidance of doubt we suggest that the inconsistencies and mistakes on the drawings, in particular the misnaming of the garage, need to be rectified before ESC reaches a decision and the incorrect drawings form part of that decision.



Kind regards,

Handwritten signature of Jennifer Shone-Tribley

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