



Waldringfield Parish Council

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18th January 2021

Dear Danielle Miller,

This is the response of Waldringfield Parish Council to the following planning application:

DC/20/5128/FUL The Old Post Office, Sandy Lane Waldringfield IP12 4QY – Alterations and extensions to existing residential dwelling to facilitate conversion into 2 residential properties. (Originally the building was 2 separate cottages prior to being changed into 1.)

Waldringfield Parish Council is very disappointed to say that, although we would normally welcome an application to create two 2-bedroomed houses in the village, we do not feel that this particular proposal is an appropriate option for this site. The Parish Council therefore **OBJECTS** to this application for the following reasons.

Waldringfield is within the AONB. The current house occupies a prominent position on the corner of Sandy Lane and Cliff Road in close proximity to the river.

There is a significant increase in the height of the roof ridge as well as the overall dimensions and mass of the proposed building. This is exacerbated by the fact that the site is an elevated position compared to the neighbouring property, 1 Sandy Lane, or Monique as it is shown on the plans. This substantial increase in mass will be overpowering for the neighbouring property in Sandy Lane.

It is therefore contrary to SCLP11.1: Design Quality iii) the height & massing of developments should be well related to that of their surroundings.

The placing of the new bedroom window in the first floor to the rear of the extension will result in overlooking of the sitting out area of this neighbouring property in Sandy Lane and subsequent loss of amenity.

It is therefore contrary to SCLP11.2: Residential Amenity a) Privacy/overlooking and b) Outlook.

The plans show proposed new dwelling 1 with parking for 2 cars, accessed from Sandy Lane. Sandy Lane is a narrow single-track lane bounded by steep banks. It is very difficult to turn into a drive from Sandy Lane and it is not possible to park 2 cars in the way shown on the plans. The space shown and the limited access will accommodate no more than a single car. There is no alternative parking – clearly it is totally impossible to park on Sandy Lane itself, and there is no parking on Cliff Road.

It is therefore contrary to SCLP7.2: Parking Proposals and Standards a) The provision of safe, secure and convenient off-street parking of an appropriate size and quantity.

As a side issue, Waldringfield Parish Council found these plans extremely difficult to interpret but were eventually able to establish the orientation of the drawings.

Kind regards,

Rebecca Todd, Parish Clerk – on behalf of Waldringfield Parish Council