



Waldringfield Parish Council

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Waldringfield Parish Council Response to Planning Application:

DC/21/0907/FUL Barrack Row, Fishpond Road, Waldringfield IP12 4QX – Demolition of existing conservatory; erections of two-storey side extension and single-storey extension towards river; altered first-floor gable window; and amendments to the internal layout of the existing dwelling.

Dear Jamie Behling,

Barrack Row sits on the corner of Fishpond Road and Sandy Lane. Both of these roads are narrow, single-track roads that have been designated "Access Only" routes. Barrack Row is the last of a small cluster of low-density houses along Fishpond Road, each of which stands in its own grounds – there are no immediate neighbours along Sandy Lane. There are no buildings between Barrack Row and the River Deben, the site therefore has a prominent position within the Deben SPA and the AONB. It is visible from the river itself and also from the opposite side of the river and is therefore a very sensitive site.

Waldringfield Parish Council understands why the applicants wish to extend the property and why they would want to take full advantage of the views of the river and beyond. We consider that the scale of the extension is in proportion to the original house and agree that proposed materials, such as the cladding, used across the extension and the existing house will provide a cohesive appearance.

There are a number of bridleways and footpaths in the vicinity of the site, but these are currently well screened by the current hedging and trees. We would suggest that if the application is approved, these should be retained by condition.

We do however have serious concerns about the significant increase in the amount of fenestration in both the existing house and the proposed extension and the potential impact on the AONB and Deben SPA. The wider area of Waldringfield benefits from "dark skies", Fishpond Road and Sandy Lane particularly so. Barrack Row is the last house before the completely "dark" area of the AONB and Deben Estuary SPA.

Waldringfield Parish Council considers that the inevitable light spillage/pollution will have a detrimental effect on the AONB and even more particularly the Deben Special Protection Area and Ramsar site. In addition, Barrack Row is in close proximity to the Waller Nature Reserve – a freshwater area created in 2016, which attracts increasing numbers of birds and wildlife. Domestic light spillage would undoubtedly have a negative impact on this area.

Given the sensitivity of the area, if the application is to be approved, we would ask that some mitigation measures are taken to reduce this light spillage.

The application does not include any details of external lighting and we would ask that the applicant supplies a viable lighting plan to be approved by ESC.

Whilst not objecting to this application in principle, we say that in its present form it is contrary to:

Waldringfield Parish Council

SCLP 10.1 Biodiversity & Biodiversity and Geodiversity

Any development with the potential to impact on a Special Protection Area, Special Area for Conservation or Ramsar site within or outside of the plan area will need to be supported by information to inform a Habitat Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).

SCLP10.3 Environmental Quality e) Light Pollution

Development proposals will be expected to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination.

Yours sincerely,



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