



Waldringfield Parish Council

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Waldringfield Parish Council Response to DC/21/1721/FUL Candlemas House, School Road, Waldringfield IP12 4QR – Erection of first floor and ground floor extensions.

Dear Eleanor Attwood,

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

The existing property is a dormer bungalow which reflects a particular style that was popular for a brief period in the 1970s. The proposed development retains one of the main features, the stone "obelisk" (chimney?) to the front of the building.

The proposed design creates a two-storey house. It includes the introduction of an extended box dormer treatment to the front and rear roof to increase the internal room height and to accommodate 3 sets of full-size windows to both the front and rear elevation at first-floor level. An additional floor is proposed above the garage. This first-floor treatment shows a large gable end with large first-floor window to both the front and rear and a slightly smaller gable and window to the southern end of the rear elevation.

The property is in an elevated position compared to those in the adjacent Sullivan Place.

All of the above result in significant overlooking and loss of amenity to all of the surrounding properties. In particular the garden and sitting-out area of number 3 Sullivan Place as well as number 4 Sullivan Place and Oak Cottage on Cliff Road.

The garage is located at the northern boundary of the site, very close to number 2 Sullivan Place. The significantly increased height over the garage will result in a loss of light/sunlight to the lower, south-facing living rooms of number 2 and its garden.

It is therefore contrary to:

- 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, and c) Access to daylight and sunlight, and e) The resulting physical relationship with other properties.

We therefore object strongly to this application.

Kind regards,

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