

**REYDON PARISH COUNCIL  
PLANNING WORKING GROUP  
REPORT MARCH 2023**

**1. Applications**

- a. **DC/23/0710/FUL:** New front porch. Conversion of existing garage to study/bedroom. Removal of existing flat roof to garage and corrugated plastic sheeted roof to carport in front of garage and replacement of both these roofs with pitched tiled roofs, to match existing dwelling. The front section of the extended carport will be supported on circular steel posts. The removal of the existing timber framed rear lobby outside the kitchen and the rebuilding of the entire west gable of the dwelling from the en-suite to the rear of the property to enable the flat roof to be removed and the existing pitched roof of the bungalow to be extended out to the same line. Clinterty, 5 Lupin Close, Reydon, Southwold, Suffolk, IP18 6NW  
Whilst much of this scheme seems to be an improvement on the existing and pre-application advice was supportive, there is a strong objection from the adjoining neighbour over loss of light due to the replacement of a flat roof with a new pitched roof over the extension. This part of the building is extremely close to the adjoining property.  
**PC to recommend refusal on the grounds of loss of light to the adjoining property and ask that the LPA asks the applicant to reconsider this aspect of the scheme and retain a flat roof in this area.**
- b. **DC/23/0581/FUL:** Erection of 1 Chalet Bungalow on land adjacent to 18 Halesworth Road  
This is a further application from the owners of this plot of land between the Halesworth Road and Wangford Road. They already have permission for three large house on the frontage of Halesworth Road (for which they are now applying for discharge of certain conditions – no reason for PC to comment on this). They now want to build a four bed bungalow on the plot behind these which adjoins the owner's property on Wangford Road. It is a reasonable design in a spacious plot.  
**PC to recommend approval subject to application of Policies RNP10 (Design Principles) and RNP4 (Principal Residence Requirement)**
- c. **DC/23/0686/VLA:** Variation of Legal Agreement of DC/22/0462/ARM - Approval of Reserved Matters of DC/15/3288/OUT - Outline application to enable improvements to Saint Felix School to include residential development, public open space and associated infrastructure on the former playing field at Saint Felix School. Appearance, landscaping, layout and scale, pursuant to outline permission DC/15/3288/OUT for the development of 55 dwellings. - Please see appended document setting out the proposed changes and the justification; Saint Felix School , Halesworth Road, Reydon, Suffolk.  
This is proposing a longer timescale for the required new pitches and changing facilities, essentially allowing them to be developed in parallel with the housing scheme rather than completed first. Nonetheless, the fundamental requirements remain in place. However, it breaches the original requirement that the new sports facilities should be in place before the current playing field is destroyed. The proposed new requirements are that the new changing facilities and playing fields must be available before the occupation of the first house.

However, we are still not clear what modifications have been agreed to the development of the southern Area of Natural Green Space that will destroy sensitive habitats in the County Wildlife Site. East Suffolk have assured us that they have agreed changes which do not require amendment of the S106 agreement (unlike those in this application).

**PC to express concern that key requirements of the original S106 Agreement are to be relaxed if this application is approved. However, the PC also recognises that the essential requirement of improved sports facilities to replace those that will be lost is in place. However, since this application requires an amendment to the S106 agreement, we believe it should also include a variation of the requirement to create an Area of Natural Green Space (AONGS) in the County Wildlife Site (CWS) which will destroy important habitats and is not necessary due to development of further walking routes since the original outline consent was given.**

**The PC recommends approval of this application but request the LPA to work with the applicant to address the need to protect the CWS by modification of the requirement for the southern AONGS.**

## **2. To Note**

- a. **DC/20/2106/FUL:** Land next to Sole Bay Health Centre, Teal Close: Construction of 17 new dwellings: Application Withdrawn (It will be interesting to see what now emerges for this site)
  
- b. **DC/23/0059/FUL:** New dwelling constructed to side of 59 Windsor Road: Application Refused (in line with PC recommendation!)