

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

1. Applications

- a. **DC/23/0518/FUL:** Demolition of existing garden building, construction of new timber garden annexe with associated parking spaces, 1 Elliott Avenue, Reydon, Southwold, Suffolk, IP18 6QX,
This is an application for a self-contained new dwelling in the garden, with its own parking and vehicular access. There is no Design and Access statement but, in its absence, it is reasonable to assume that this is intended as a holiday let facility.
PC to recommend refusal on the grounds of overdevelopment of the garden plot and creation of a new self-contained dwelling in an inadequate site. If permitted, this will create a new dwelling and therefore Policy RNP 4 (Principal Residence Requirement) should apply.

- b. **DC/23/0238/FUL:** Single-storey rear extension, 5 Covert Terrace, Covert Road, Reydon, Southwold, Suffolk, IP18 6HX
There is an objection from the next door neighbour that this extension will take light from their back room but in general this seems a reasonable proposal.
PC to ask LPA to engage with the applicant and explore how the extension could be reduced in scale and/or be moved further from the boundary with No 6 in order to limit impact on the neighbouring property.

2. Consultations

East Suffolk Council are conducting initial consultations on two supplementary Planning Policies:

- a. Custom and Self-Build Housing
- b. Rural Development

Both these consultations are to gather ideas of issues for inclusion in these policies. It is suggested that the PC waits until draft policies are published before responding.

Philip O'Hear, Chair of Planning