

**REYDON PARISH COUNCIL
PLANNING WORKING GROUP
REPORT NOVEMBER 2022**

1. Applications

- a. **DC/22/4072/FUL** Construction of a single storey dwelling to south of existing, 59 Windsor Road Reydon Southwold Suffolk IP18 6PQ
This plan involves a new bungalow in the corner plot garden of no 59, essentially along Shaddick Road, with vehicle entrance and parking off Windsor Road. No 59 has a large ground floor extension with french windows on the south side. The new dwelling will be right in front of these windows, taking light and view. All in all, a quart squeezed into a pint pot.
PC to recommend rejection on grounds of over development and loss of amenity (light and view) of existing house. Should LPA decide to approve RNP4 (principal residence requirement) should be applied.
- b. **DC/22/4254/FUL** Rear side extension to dwelling, comprising of a single-storey, ground floor addition to the kitchen and dining area, Hilltop, 5 Wangford Road, Reydon, Southwold, Suffolk, IP18 6PY
This is a modest, simple extension with little/no impact on neighbours.
PC to recommend approval.
- c. **DC/22/4336/FUL:** New detached garage, Briar Lea, Keens Lane, Reydon, Southwold, Suffolk, IP18 6NT
In keeping with existing and plot is amply sized to accommodate.
PC to recommend approval.
- d. **DC/22/4410/FUL:** Single storey extension to rear of property together with internal alterations; 3 Evans Close, Reydon, Southwold, Suffolk, IP18 6PU.
Extension in line with building line of neighbours and reflects pre-app advice.
PC to recommend approval.
- e. **DC/22/4338/FUL:** Minor internal alterations combined with a very small extension to the existing footprint of the property, together with the reordering of the rear elevation roofs, Cosy Corner, 6A Hurn Crag Road, Reydon, Southwold, Suffolk, IP18 6RG
This is a tiny extension of a house in a cramped space of a former back garden. The proposal improves the accommodation and unifies the flat roof at the cost of minimal further loss of external space.
PC to recommend approval.
- f. **DC/22/4373/FUL:** Two storey side extension and single storey rear extension to existing premises, together with internal alterations, 34 Wangford Road, Reydon, Southwold, Suffolk, IP18 6PY
This a significant extension and remodelling of the premises of the dental practice. The application is well presented and takes account of pre-app advice.
PC to recommend approval.

Contd

g. DC/22/4440/FUL: Replacement of existing garage with side extension, roof conversion, 6 Loftus Avenue, Reydon, Southwold, Suffolk, IP18 6PX
This is a large extension in total. The ground floor element seems reasonable but the Planning Group is not convinced that there is no overlooking issue from the new dormer windows upstairs despite the assertion in the D&A statement to the contrary.
PC to recommend refusal on the grounds of overdevelopment and concerns about overlooking.

h. DC/22/4409/VOC: Variation of Condition No. 2 of DC/21/4038/FUL - Single storey side and rear flat roofed extension. Rear first floor pitched roof extension - Neighbour's property incorrectly shown / dimensioned from extent of first floor extension. Extension built to correct dimensions as approved, Doreens Cottage, 3 Bridge Road, Reydon, Southwold, Suffolk, IP18 6RR
This application seeks approval for an extension currently under construction which is significantly different from that which is permitted.
PC to recommend refusal on following grounds (all of which should be included in our response):

The submitted drawings, on which the original application (DC/21/4038/FUL, Extension at 3, Bridge Road, Reydon, IP18 6RR) was approved, clearly show that the first floor extension projects beyond the building line of No 2 Bridge Road by 0.593m. The case officer's report treats this as a material consideration in that it mitigates the adverse impact of the projection beyond the building line. For this reason, the Parish Council's objection to the application because of the deviation from the building line was judged not to be sufficient justification for refusal. However, the current construction (which is at a fairly advanced stage) has the first floor projecting some 1.5m beyond the building line of No 2. This is clearly not what was permitted and is completely unacceptable overdevelopment, causing loss of light, amenity and privacy of No 2. This application for VOC clearly accepts the case that the submitted drawings are wrong. In particular that this key measurement, on which officers relied heavily in using delegated powers to approve the application, is incorrect. Regardless of whether the construction conforms to the other dimensions in the submitted plans, it is clearly outwith what has been granted approval. The Parish Council has already asked that East Suffolk Council, as the Local Planning Authority, investigates this matter urgently and takes prompt action to ensure the extension does not project more than the permitted distance of 0.593m from the building line of No 2.

We now ask that this application is refused as overdevelopment.

Philip O'Hear, Chair of Planning, 14.11.2022