

Reydon Parish Council Planning Working Group

Planning Report June 2022

DC/22/1972/FUL – Joneil, Bridge Road: Extensions and roof conversion, new front porch, rear conservatory, new kitchen and first floor side window

The application involves new dormer windows to the front and rear, and a new first floor side window, together with other works. There is a potential for overlooking from the front dormer and new first floor side window, but no neighbour objections to date. The bungalow next door was granted permission for dormers front and rear in 2015 (DC/14/4091/FUL)

PC to Recommend approval

DC/22/1696/LBC and DC/22/1695FUL – Tudor Cottage, 43 Wangford Road: Listed Building Consent and Planning Consent to replace existing main staircase

The staircase is in the 19thC addition to the property. Two of the treads are currently damaged, and the proposal would extend the staircase at the top and bottom to make it safer.

PC to Recommend approval

DC/22/1741/AME – land adjacent to 1 Hall Cottages, Wangford Road

Non-material amendment – substitution of approved materials for bricks and windows. The approved windows were Smart Alitherm Heritage Aluminium. The proposed substitution is for Timberlook Flush Sash Heritage PVCu. This is claimed to be heritage/conservation compliant.

PC to Recommend Approval

DC/22/2018/FUL – Beulah 47 Wangford Road, Reydon, Suffolk, IP18 6PZ: Demolition of the existing bungalow dwelling house and replacement with 2no. new 2 storey dwelling houses and garages.

This is a major proposal, albeit for only two houses. One neighbour from Kingfisher Crescent has objected but the issues raised arise more from the already permitted house which adjoins the neighbour's property. The current building is not of much merit and does sprawl across the site. However, two quite large but well designed houses on the site are considered to be overdevelopment despite some thoughtful layout and access arrangements.

PC to recommend rejection on grounds of overdevelopment of plot. However, if the application is permitted, Reydon NP Policy RNP4 (Principal Residence Requirement) should apply to the additional dwelling.

DC/22/2212/FUL - 15 Windsor Road, Reydon, Suffolk, IP18 6PQ: Single storey wrap around extension

Quite a large extension but on a roomy plot. One side aligns with boundary with neighbour but is single storey so little/no amenity loss.

PC to Recommend Approval

Philip O'Hear, Chair of Planning