

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

**1. Applications**

- a. **DC/23/1224/FUL:** Erection of new garage, re-cladding of existing dwelling and minor internal alterations and re-roofing of existing side extensions, 45 Halesworth Road, Reydon, Southwold, Suffolk, IP18 6NR.

The main changes here are the new garage and the external cladding (painted render) and reroofing of ground floor extensions. The garage will be in front of the building line but is mainly screened and well away from adjacent properties.

**PC to recommend approval.**

- b. **DC/22/4234/FUL:** reconfiguration and extension of the existing studio room and internally connecting it to the main house, new playroom space to front of house at lower ground floor level and extension of dining room to front at upper ground level, replacement of existing external shed to rear. Willow End, Bridge Road, Reydon. This is quite a large extension, partly formed by extending a free standing studio to connect it to the main house but also by extensions at first and second storey level at the front. There are neighbour concerns about loss of view and privacy.

The Planning Group has mixed views on this application with some seeing this as acceptable but others concerned that it constitutes overdevelopment of the area, is too big for the site and that the increased height and proposed large windows will impact negatively on the privacy of nearby properties. The Chair's recommendation is:

**PC to recommend refusal on grounds of overdevelopment and negative impact on privacy of nearby properties.**

- c. **DC/23/1459/FUL:** Bungalow Conversion to 2 storey House, Cherry Trees, Keens Lane, Reydon, Southwold, Suffolk, IP18 6NT.

This is a major change but creates a compact, modern, black timber clad, flat roofed "box" shaped house in a well screened plot. The flat roof means that the increase in height compared with the existing bungalow is modest and the adjoining garage which is single storey will have a green roof. Although not everyone will like the design, it conforms well to our design policy RNP 10.

**PC to note that, although not referenced in the Design and Access Statement, that this proposal conforms well to the Design Principles of Policy RNP10, particularly paragraphs c, d and e, and to recommend approval.**

- d. **DC/23/1439/FUL:** Construction of side and rear part single storey part two stories extension. Demolition of out building, 104 Wangford Road, Reydon, Southwold, Suffolk, IP18 6NZ.

This is quite a large extension but in a substantial plot and broadly in line with neighbouring properties.

**PC to recommend approval.**

Continued over

## **2. Consultation: New Use Class for Short Term Lets**

A major government consultation has been launched on proposals to create a new use class for residential properties: C5 Short Term Lets. This is a response to concerns that in some areas growth of short term lets is hollowing out communities in some coastal areas and national parks. It sits alongside another consultation on plans to create a register of short term let properties. If the proposals are implemented, change of use from residential dwelling (C3) to Short Term Let (C5) would be permitted development except where the Local Planning Authority has determined that this change should require planning permission. In addition, the proposals would allow letting of C3 dwellings for up to 30 days in a year.

In the view of the Planning Group, the proposals for a C5 class and the ability of a LPA to require planning permission are welcome changes which would address the demographic issues highlighted in our Neighbourhood Plan caused by pressures on the housing market caused by uncontrolled growth in holiday lets. On balance, we see that the proposed permitted development right to let C3 properties for a limited period is acceptable but this should be strictly limited to 30 days in a year and enforced by a requirement to register this use.

**PC is asked to authorise the Planning Group to respond on this basis, using the on-line tool provided by government.**

Philip O'Hear, Chair of Planning Group