

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

1. Applications

- a. **DC/23/1938/PNH:** 38, The Drive, Reydon, IP18 6PP: Prior Notification (Householder) Single storey rear extension.

This application is for a large extension, taking up much of the garden, but seems acceptable and with limited impact on neighbours. However, the application wrongly states that the property is not in the AONB. Also, neighbours have raised concerns about access for equipment and materials while the works are carried out as the property has no direct access to the highway apart from a pedestrian gate alongside its garage at the end of its drive, or via the front from a footpath and grassed area.

PC to point out that application may not be of the appropriate kind as this property is within the AONB contrary to the what is stated in the application. In principle, the PC recommends approval but asks that the LPA works with the applicant to ensure adequate access for the construction works without undue impact on the neighbours.

NB This has already been submitted due to early deadline from ESC.

- b. **DC/23/1858/VOC:** Variation of Condition No. 2 of DC/21/2763/FUL - Construction of two new dwellings- House A, three bedroomed dwelling; and House B, two bedroomed dwelling - modify the designs of both buildings to create better quality accommodation, 30 Wangford Road, Reydon, Southwold, Suffolk, IP18 6PY

This application seems an improvement on what was already permitted and is in line with RNP10, Design Principles.

PC to recommend approval with same remaining conditions, ie including RNP4 Principal Residence requirement.

- c. **DC/23/2083/LBC:** Listed Building Consent - To convert an existing attached woodstore into a utility/shower room! Tudor Cottage, 43 Wangford Road, Reydon, Southwold, Suffolk IP18 6PZ.

This is a very detailed application, supported by a report from the LPA Design and Conservation Officer. It modernises the accommodation with minimal impact on any of the key features of this Grade 2 Listed Property. The Conservation Officer, however, expresses reservations about a proposed rooflight and suggests a small, traditionally detailed, window instead.

PC to ask the applicant to address the issue of the rooflight as suggested by the Conservation and Design Officer. If this is done, the PC will recommend approval.

- d. **DC/23/1884/FUL:** 26, Lowestoft Road, Reydon, IP18 6RJ, Single Storey rear extension.

This is a small further rear extension to provide a downstairs shower room and toilet alongside an existing ground floor bedroom. The new extension is 2.2m and will extend by this amount from the rear single storey extension of the neighbouring property. It seems a modest and acceptable plan which will enhance the accommodation of the house.

PC to Recommend Approval.

- e. **DC/23/2186/OUT:** Outline Application (All Matters Reserved) - Construction of detached single storey dwelling! Harebell , 8 Three Marsh Lane, Reydon, Suffolk, IP18 6NP

This seeks outline permission for a new bungalow in the rear garden of no 8 which will be accessed from Lupin Close. It will replace an existing garden studio but, with its parking area, will take up most of the rear section of the garden.

PC to state that, in principle, this application is acceptable but to raise a concern about the limited extent of garden surrounding the proposed new dwelling and to ask the LPA to work with the applicant to address this. If permitted, Policy RNP4 should be applied and the Reserved Matters application should conform to other relevant NP policies, including RNP10, Design Principles.