

**REYDON PARISH COUNCIL
PLANNING WORKING GROUP
REPORT JANUARY 2024**

1. Applications

- a. **DC/24/0087/FUL:** Single storey rear extension to provide an open-plan sitting/dining/kitchen area, a utility room and a study, 16 Nicholas Drive, Reydon, Southwold, Suffolk, IP18 6RE

This is a fairly large extension into a quite large back garden and, in itself, seems quite acceptable. The new extension protrudes a long way behind the existing house and will be a prominent feature viewed from the neighbour's garden. However, other adjacent properties are set well back in their plots so there is no disruption of the building line. The Planning Group intends to visit the site and see if there are any neighbour comments before making a recommendation. *We have now heard that both adjoining neighbours are objecting on grounds of loss of light and overbearing appearance of the pitched roof of the extension which will be close to their properties.*

PC is asked to recommend refusal on the grounds of loss of light and visual amenity of adjacent properties, subject to any further comments from the Planning Group after their site visit.

- b. **DC/23/4219/FUL:** To divide site into two and build a new two-bedroom bungalow, 14 Windsor Road, Reydon, Suffolk, IP18 6PQ

This is a re-consultation based on revised plans. The PC previously opposed this on the grounds of inadequate off street parking for the existing house. This was the basis of objections from SCC as the highways authority and from a neighbour. Another neighbour in the adjacent property in Wangford Road objected due to concerns about the impact, including possible flooding due to different ground levels, on her property. The revision provides vehicle parking for both properties from Wangford Road, with a narrow pedestrian access past the new bungalow to the existing house. This significantly reduces the garden space around the new property.

PC to recommend refusal on the grounds of inadequate garden space for new property and overdevelopment of a small site.

- c. **DC/23/4736/FUL:** 4 Residential properties to be built to replace 3 cottages already lost to erosion and 1 house due to be lost in next 20 years. Replacement properties to be highly sustainable and demountable. No additional access required onto public highway, High quality design, low impact and sympathetic to AONB with landscaping to enhance the area and biodiversity, Properties will be closer to amenities than those they are replacing, Larks Rising, Easton Lane, Reydon, Southwold, Suffolk IP18 6SS.

This is a major application proposing development into open farmland belonging to Easton Bavents Ltd, adjacent to the disused poultry sheds that were part of the original farm but are not owned by EB Ltd. The new houses are larger than those lost or at risk but within the limit of increase that would be allowed under permitted development rights. They are of a sympathetic design and materials for buildings in

the countryside and can be demounted and relocated should erosion threaten them in the future. Access is onto the existing farm track and then to Lowestoft Road and site, already well screened, will be screened further by trees. All these aspects make this an imaginative and attractive scheme. It is largely compliant with policies in the Local Plan and our Reydon Neighbourhood Plan for replacement of dwellings lost to erosion and the design meets the requirements of RNP10.

Nonetheless, District Cllr Beavan has recommended refusal on the grounds that this development should be on the site of the poultry sheds rather than in an open area of the AONB.

PC to recommend refusal on the grounds that this is development in open countryside in the AONB and to comment as follows: the PC recognises the merits of this application but nonetheless believes that the brownfield site on the farm (albeit in different ownership) should be developed for the relocation of the houses lost or at risk of erosion rather than development in the open countryside. However, should the LPA be minded to approve, the PC expects Policy RNP4 to be applied so that the new houses are occupied as principal residences.

- d. **DC/24/0170/FUL:** Formation of a new garden room and conversion of existing garage to a kitchen/dining room incorporating a small extension to the rear, together with reordering of existing roof structure: 22 Nicholas Drive, Reydon, Southwold, Suffolk, IP18 6RE

This is a well-considered and quite modest extension of the existing structure in a fairly large plot. The proposed flat roofs of the converted and extended garage and the new garden room (which replaces an existing but smaller conservatory) will minimise the impact on neighbouring properties. Pre-app advice was supportive.

PC to recommend approval.

Philip O'Hear, Chair of Planning, Jan 2024