

**REYDON PARISH COUNCIL
PLANNING COMMITTEE REPORT
JULY 2021**

1. Planning Applications

a. DC/21/2763/FUL

Construction of two new dwellings- House A, three bedroomed dwelling; and House B, two bedroomed dwelling 30 Wangford Road , Reydon, Southwold, Suffolk, IP18 6PY

This is a significant application and the PC Planning Committee followed it up with a site visit. There are a number of neighbour objections. House A, a two and a half storey three bedroom house, already has planning permission which was supported by the PC. In that permission, vehicle access is alongside No 30 and the maximum ridge height is distanced from the existing bungalow at No 28. In this application, house A is turned around so that its double integrated cart lodge faces a vehicle courtyard shared with House B with both houses having vehicular access onto Hillside Court. This brings the maximum ridge height of House A closer to No 28. House B is a two-winged bungalow designed to retain a mature silver birch tree in the right angle of the building. Although the application states that it is a two bed dwelling, it has three bedrooms.

Recommendation: *The PC should respond as follows:*

In principle, the PC supports the use of this undeveloped land within the settlement for two new family sized dwellings. However, we share the concerns of neighbours that the footprint of house B is too large for the site and brings the proposed dwelling too close to 32A. We note that, although it makes sense for House A to be turned to share vehicle access with House B, this increases the impact of the ridge height of House A on No 28. We therefore ask the LPA to undertake further discussions with the applicant to revise the application and secure a smaller footprint for House B (eg by making it two bedroomed) and that the ridge height of House A is reduced close to No 28. Should this application, or a revised version of it, be permitted, we would expect the relevant policies of the Reydon Neighbourhood Plan to be applied, in particular RNP4 (Principal Residence Requirement) and RNP10 (Design Principles which would require that trees removed to create the proposed access should be replaced elsewhere and that habitat and wildlife diversity is maintained or improved and that the design should be in keeping with the surroundings).

b. DC/21/2902/VOC

Variation of Condition(s) 2 of Planning Permission DC/20/3203/FUL - Demolition of existing conservatory and replacement with new two storey side extension and first floor terrace to rear and new open-air swimming pool 2, Halesworth Road

This is a retrospective application for higher ridge heights than originally permitted which has attracted an objection from a neighbour who supported the original application.

Recommendation. *The PC is unable to support this application as it is a clear attempt to subvert the Planning process in that what has been built is considerably higher than that which was permitted and no good reason is either given for this or to explain why permission was not sought before building proceeded. The PC recommends refusal and remediation to comply with the permission.*

c. DC/21/3204/TPO

TPO 80B

T1 & T2 located rear of No. 6 - Reshape both trees over the boundary by 2m to reduce encroachment

T3 located front of No. 5 - Pine dead standing remove to ground level

Oaklands, Lowestoft Road

*No issues here. **Recommend approval***

d. DC/21/3090/VOC

Variation of Condition 2 on Application DC/19/0354/FUL (Demolition of existing garage and construction of replacement garage), 79 Covert Road, Reydon, IP18 6QE

*Inserting high level obscured glass into roof and gable end of garage to improve storage access and visibility. No issues here. **Recommend approval.***

e. DC/21/3255/FUL

Demolition of existing single storey kitchen extension and provision of two storey extension to provide an additional bedroom in combination with a first-floor shower room and the re-ordering of the existing staircase and general ground floor accommodation. Reconfiguration of the bay window roofs on the front elevation, 12 Lowestoft Road , Reydon, Southwold, Suffolk, IP18 6PT

Quite a significant extension but as the current building is well to the front of the plot, the new additions are in line with neighbouring buildings. Some increase in height but no overlooking due to obscured glazing where appropriate. The side dormer window is out of proportion to the building.

Recommendation: *The PC supports this application but asks the LPA to work with the applicant to reduce the scale of the proposed dormer window.*

f. DC/21/3326/FUL

Double Garage

13 Halesworth Road, Reydon, IP18 6NH

Replacement of single garage with double garage backing onto Gorse Rd.

Planning permission required as proposed height of garage at 2.8m is higher than allowed under permitted development (2.5m). Following a site visit which determined that other similar buildings are in this area of Gorse Road, we see that there are no issues here.

Recommendation: *The PC should recommend approval.*

g. DC/21/3362/FUL

Change of Use from its current use as a Guesthouse (hotel) to a Single Family Dwelling House and to retain the Existing Holiday Units in the Rear Garden

72 Halesworth Road, Reydon, Southwold, Suffolk, IP18 6NS,

*This application would restore main house of former Newlands guest house to a family dwelling including an office for administration of existing outbuildings as holiday accommodation. No issues here. **PC to recommend approval.***

h. DC/21/3365/FUL

Modifications to outbuildings including new flat roof link and internal alterations

6 Elliott Avenue, Reydon, Southwold, Suffolk, IP18 6QX,

*This application is to create a link to existing outbuilding from the main house and to extend kitchen and add shower room and utility room facilities and to alter existing dining room window to French doors. No issues here: **PC to recommend approval.***

2. Footpath Strategy

- a.** We are delighted to report that Kalvyn has worked with a local landowner to identify the ownership of all the land in the parish where there are footpaths. We now need to prioritise footpath walks to determine those which need attention, to which we can draw the attention of the landowners and SCC.
- b.** We will also liaise with the owners of Reydon Grange and the terrace at the top of Mardle Road to identify possible routes for a new permissive footpath from behind Reydon Grange to Wangford Road, opposite the track leading to Reydon Wood. We will then approach the landowner. If agreed, this path would become part of the circular route from the settlement to Hen Reedbeds and Reydon Wood.
- c.** When Breedons convene the promised community liaison group for Wangford Gravel Pit (which they have recently confirmed they still plan to do), we will be able to confirm the routes of the permissive paths from the Hen Reedbeds that are planned as part of the restorations when the pit ceases to be worked next year. These will, hopefully, form part of the circular route.

3. Quiet Lanes

- a.** The statutory consultation on our Quiet Lanes proposals (Rissemere Lane East/part of Wood Farm Road and Mardle Road) has now concluded. We await information from SCC/Quiet Lanes Suffolk on any objections. Assuming there are none, designation will follow in due course with signage installed some time later.

Philip O'Hear, Chair of Planning, 16.07.21