

Agenda item 6a ii

DC/26/3357/FUL - Extension to existing annex/garage to provide an implement store and construction of a tennis court - Waldringfield House, Sandy Lane, Waldringfield, Woodbridge, Suffolk IP12 4QY – Planning Officer J Hannan – Deadline 28 October 2026

N.B. Unless stated otherwise please go to ESC planning portal to examine documents referred to in this report.

Recent application history

DC/26/0031/FUL (Under the name of Waldringfield Lodge) Initial Planning consent was given to double the size of an existing annex after a series of revised drawings were submitted. The Planning statement says:

*“2.03 The floor area of the existing annex equates to approximately **46.25m²** (excluding the Garage).*

2.04 The proposal is to extend the existing Annex/Garage to provide a Living/Kitchen Area, 2 Bedrooms with Ensuites and a Cloaks.

*2.05 When extended the floor area of the annex will increase to **88.5m²** (excluding the Garage)”.*

DC/26/3091/VOC, submitted on September 1st re the above permission but under the name of Waldringfield House. The application seeks to relocate the approved access and is yet to be determined. The “Scheme drawing and block plan drawing ref 6584 1 B” associated with this application shows to the south of the proposed access, a number of mature oak trees measuring 14 metres high. These trees would not be affected by this application. WPC has not been consulted on this VOC application.

See on the ESC portal “Scheme drawing and block plan drawing ref 6584 1 B”

The new application, **DC/26/3357/FUL**, submitted on September 23rd now seeks to:

- a) Increase significantly the footprint of the approved building by a further **84.5m²** resulting in significant changes to the overall size, design and visual impact.
- and
- b) Construct a tennis court on adjacent land.

Re Main proposed changes to the approved “annex”.

See the new application drawing 6584 11 compared to the approved application drawing 6584 6B, both attached to this report.

As mentioned above, the proposed overall footprint is significantly greater, tripling the dimensions of the west elevation facing the public highway. The visual impact is increased, particularly on the East and West elevations. The walls on the West elevation are completely featureless - the approved double garage doors have been removed.

A cupolar is proposed for the linking roof ridge which would appear to be incongruous on this type of design, particularly when seen from the East and West viewpoint.

The driveway does not appear to extend to the proposed implement store doors on the South and East elevations.

Much time and many revised drawings were required to produce the approved lighting plan – this new application does not include a modified/new lighting plan.

Re the proposed tennis court

See on the ESC portal “Scheme drawing and block plan drawing ref. 6854 12 A”

This illustrates the combined effect of the 3 applications listed above.

Of particular concern is that the site of the proposed tennis court is exactly where the VOC application drawing 6584 1 B is showing the 14 metre high oak trees.

See the attached jpeg.

Of even more concern is that when looking at the site itself it is clear that many of the mature trees have been cut down and removed.

Finally – the submitted site plan shows the site boundary in red but does not show the boundary of the land under the applicants ownership/control in blue.

Given all of the above we suggest that cllrs might wish to consider a “Not support” or “Object” response to this application.