



Waldringfield Parish Council

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WPC response to **DC/26/0031/FUL** – Extension to existing garage/annexe building and formation of a new vehicular access (existing 2 number accesses to be sealed). – Waldringfield Lodge, Sandy Lane, Waldringfield, Woodbridge, Suffolk IP12 4QY Formerly recently known as Novocastria.

Dear Grant,

Status of existing annexe in relation to the previous planning consents – application building has reverted back to its original category of an annex & remains ancillary to the main house with the constraints that this entails. Ref. **C/97/1632 & C/11/0376**.

WPC has some serious concerns regarding this application including the following matters:

- The application site is outside the settlement boundary & is in the countryside. The site is within a very rural/farming setting. The site boundary along Sandy Lane (approx.143 metre) is currently an old/ancient mixed native hedge which was surveyed in 2011. The survey identified 13 species in it indicating an old or ancient hedge. The application seeks to remove the entire hedge and replace it with a new laurel hedge. *Please see the report of the Parish Council's Tree Warden – appendix 1 of this report for more details.
- In addition the parish council agrees with the comments made on this matter by Nicholas Newton in the document:
DC_26_0031_FUL-TREE_EAST_SUFFOLK_LANDSCAPE response-5779782
- The site is in close proximity to the Deben Estuary SPA and is within the dark skies region. A substantial area of fenestration is shown on the annex extension on the eastern elevation (including the gable), with the potential to allow significant light spillage. The application contains no detail of what measures are to be taken to prevent light spillage eg black out blinds/louvres etc. It also does not provide the Visible Light Transmission specification for the glass to be used.
- No external lighting plan is included in this application, eg in relation to the driveway between the house and the new annex & elsewhere.
- The ESC Local Plan states in para “5.76 *Proposals will be expected to demonstrate the way in which the annex has been designed to prevent it being used as an independent dwelling in the future.* Whilst we understand that the building in the application is defined as an annex, the current application seeks to double the footprint of the “non garage” space and significantly increase the amount of accommodation. We are concerned that the current application doesn't seem to satisfy this requirement.
- There appears to be a phantom building outlined in the site location plan. (as shown originally on the C/11/0376 map)

Given the above Waldringfield Parish Council considers that the application in its current form is contrary to:

- Policy SCLP5.13: Residential Annexes

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- Policy SCLP10.1: Biodiversity and Geodiversity
- Policy SCLP10.3: Environmental Quality
- Policy SCLP10.4: Landscape Character

Therefore, whilst WPC does not object to the principal of extending the annex it does **NOT SUPPORT** this application for the reasons listed above. Please also see Tree Warden Report.

Jennifer Shone-Tribley, Clerk on behalf of the Parish Council