

05 June 2020

Katherine Hale, Planning Officer
Babergh District Council
Endeavour House
8 Russell Rd
Ipswich, IP1 2BX

Dear Ms Hale,

DC/20/01732 Submission of details under Outline Planning Permission DC/19/02781 - Access, Appearance, Landscaping, Layout and Scale for erection of 1no. dwelling. 30 Stone Street Boxford Sudbury Suffolk CO10 5NR

I write on behalf of the Suffolk Preservation Society (SPS) regarding submitted details for a new dwelling within the Boxford Conservation Area which we consider will harm the character and appearance of the conservation area and the setting of nearby listed buildings. We are aware of the extant scheme DC/19/02781 for a single dwelling on this site which established the principle of an additional dwelling in this sensitive area of the Stone Street hamlet, but have serious concerns that the detailed design proposed is excessive both in terms of height and scale.

The extant approval is for a modest 1 and a half storey 3-bedroom dwelling set towards the rear of the site allowing the retention of the important open space to the front of the site. In addition, the mature trees in front of the dwelling would provide effective screening from the road and minimise the impact on the historic streetscene. At 2 full storeys, the current proposals are significantly larger and include an additional living room, study/ guest bedroom and a linked 2 storey studio. This significant increase in footprint has essentially filled the site coming close to the rear and side boundaries of the plot and extending further forward. The site plan indicates that the existing two trees to the front, as well as one on the back boundary, which are shown as retained on the consented scheme will now require removal. The increased height and footprint of the proposed dwelling will result in a far more prominent addition to the streetscene harming the character and appearance of the conservation area and the settings of nearby listed buildings.

It should be noted that in the officer's report for the consented scheme it was stressed that *The proposal must preserve or enhance the character of the area and the setting of listed buildings, and should be **modest in scale, appear subservient and recede into the background** in order to retain the prominence of the neighbouring listed buildings* (my emphasis). SPS therefore urges that this application is resisted and a much-reduced scheme, of the scale indicated in DC/19/02781, be sought.

We trust you will find these comments helpful in the consideration of this application and request that SPS is consulted on any amendments to this scheme.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fiona Cairns', with a stylized flourish at the end.

Fiona Cairns BA(Hons) DipTP DipBldgCons(RICS) MRTPI IHBC
Director

Ward Councillor
BDC Heritage Team
Chairman Boxford Parish Council
Boxford Society