

27 July 2020

Samantha Summers  
Planning Officer  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

Dear Ms Summers

**DC/20/02445 Planning Application. Demolition of existing dwelling house and erection of replacement dwelling with detached garage and annex.  
10 Sulleys Hill Raydon Ipswich Suffolk IP7 5QQ**

Thank you for consulting the Suffolk Preservation Society (SPS) on the revised proposals for a replacement detached dwelling within the Dedham Vale and Stour Valley AONB on the northern slope of the Brett Valley. SPS raised objections to a previous refused application (DC/18/0442) which we considered would have harmful visual impacts on this sensitive designated landscape. We called for revisions to the design as we considered the proposals were excessive in scale and massing and the selected materials would result in the dwelling being overly prominent within the landscape. We also called for an LVIA to fully understand the landscape context of the site.

## Current Design

We note that efforts have been made in the revised design to address the context of the site within its sensitive surroundings, including the submission of a comprehensive LVIA. Having carefully examined the revised plans, we welcome the revised siting of the dwelling further towards Sulleys Hill which will be more in line with neighbouring properties. We are also supportive of the changes to the proposed materials to now include Core-Ten steel and black zinc which will appear dark and recessive in longer views and help to break up the bulk of this substantial building. Also, the selected colour for the more limited expanses of rendered elevations now references the *Dedham Vale AONB Guidance on the selection and use of colour in development* which will further reduce the prominence of the property within long views across the AONB landscape.

However, the scheme continues to be for a very large 5-bedroom single dwelling, with annexe, swimming pool and garaging within an extensive landscaped garden, the scale of which is out of context with the adjacent cluster of modest sized properties. Whilst the site is partially screened by existing trees and hedging from the highway, due to its valley side location it is visible in longer views from Higham Road to the south and from public footpaths. The proposed dwelling will be seen from a distance in conjunction with a number of other, smaller dwellings and therefore it is important that its design should complement and enhance these views. SPS is generally

supportive of a high-quality modern design approach which can be successfully introduced into sensitive rural areas. However, we object to the large scale of the proposed dwelling, and in particular its height which is significantly higher than the consented scheme for the site (DC/14/00912) and will result in it being more prominent in the landscape.

Moreover, whilst we note the inclusion of brise-soleil and the overhang of the first storey to reduce sun reflection, our concerns regarding the impact of light pollution from the large amounts of glazing and glass balustrades on the south-west elevation of the dwelling remain. The application states that in order to reduce light spill, automatic blinds will be installed, however these could be overridden or removed at a later date and therefore the amount of fenestration on this elevation should be reduced. In addition, the use of extensive external lighting within the garden will be out of character with this sparsely populated rural area and we therefore urge that this is reduced to an absolute minimum and is restricted to an area close to the house to prevent any lighting extending down the valley side.

In summary, SPS objects to the plans as currently presented and would suggest that amendments are sought to reduce the height and amount of fenestration of the dwelling. However, if the lpa is minded to support a dwelling of this scale, we urge that any consent is heavily conditioned to control future colour changes to the rendered elevations and the installation of external lighting.

We trust that you will find these comments helpful in the assessment of this case and request that we are consulted on any forthcoming amendments.

Yours sincerely,



**Bethany Philbidge**  
**BSc (Hons) MSc (Town Planning) MRTPI**  
**Planning Officer**

Cc: Chairman, Raydon Parish Council  
Cllr John Ward  
Beverley McClean, AONB Planning Officer