

THE ALDE & ORE ASSOCIATION

Maintain our Coast and River Defences



Philip Ridley BSc (Hons) MRTPI
Planning and Coastal Management
Suffolk Coastal and Waveney District Councils
Melton Hills
Woodbridge
Suffolk
IP12 1AU

16 February 2017

Dear Mr Ridley

Planning Application DC/17/0417/VOC

Variation of Condition 2 of Planning Consent DC/14/1249/ FUL – Erection of extensions and associated alterations etc.

Location: Jumbos Cottage, Iken Cliff, Iken IP12 2EN (case officer Dean Baker)

The Alde and Ore Association has written in connection with earlier applications by the current owners for planning approval for development of this site in June 2012 (C/12/0820), November 2012 (C/12/2178) and most recently 18 May 2014 (DC/14/1249/FUL).

The views and observations in this letter are submitted in pursuance of the aims and objects of the Association in preserving and protecting for the public benefit the Alde, Ore and Butley Creek rivers and land adjoining them.

In principle, the removal of the proposal for underground parking is welcome. Although it is understood that the grounds for this is prohibitive costs, the Association has in the past pointed out that any such proposal involving such extensive underground excavations so close to the line of the river is highly questionable and not sensible ecologically or even remotely practical.

Although the latest revisions are described as a 'reduction of overall volume and footprint to an approved scheme' this would only seem to be achieved by the removal of the underground parking area which of course is incapable of human habitation. In fact the habitable areas would seem to have increased with the new annexe on the back of Building A in the plans. This should have been highlighted in the application.

The Association's observations previously made about previous proposed developments on this site are not repeated here but all still stand. It remains the case that a proposal such as this is widely

Chairman Lady Andrews OBE 19 Lee Road, Aldeburgh, Suffolk IP15 5HG email: aldeblackburn@aol.com

Honorary Secretary Sally Walton , 3 Quay Street, Orford, IP12 2 NU email: sallymwalton@gmail.com

The Association exists to preserve and protect for the public benefit the Alde, Ore and Butley rivers and their banks from Shingle Street to their tidal limits and such of the land adjoining them or upstream as may be considered to affect them, together with the features of beauty and or historic or public interest in that area.

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regarded by neighbours and the walking public, in this popular unspoiled corner of the estuary, which passes very closely by it on the path from Snape Maltings to Iken beach, as insensitive to its iconic surroundings. Further, the proposed development as it would sit on the small cliff surrounded area will be more prominent and so an excessive and inappropriate overdevelopment of the site, out-of-keeping with the surroundings.

The Association would therefore draw your attention to why this new proposal is inherently objectionable based on SCDC policies –

SP 28 Replacement dwellings in the countryside to be no more prominent or visually intrusive than the existing.

- *The linking of the existing pilot's cottage to two new buildings, Building A and Building B, will double the size of the original building and will therefore be substantially more prominent than the existing cottage*

DM 21 and AP 19 Poor visual design which detracts from its surroundings will not be permitted and proposals should relate well to the scale and character of their surroundings in siting, height, massing and form

- *There is nothing of the Suffolk vernacular about the proposed plate glass Building A or indeed Building B. The buildings will be squeezed into the site and are out of scale for the site and original cottage. The plate glass will be very visible across the estuary and along the shore walk.*

AP12 Development in an AONB which has a significant adverse impact on the landscape will not normally be permitted

- *The site, which is in an AONB, is admired as one of the most beautiful settings in Suffolk and the proposed development will have an adverse impact.*

AP21 Design in areas of high landscape value should aim to reduce visual impact on the landscape

- *Far from merging into the background, the scale of the proposed development will be very prominent and spoil the landscape of this rural corner of the estuary.*

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AP35 Only a modest increase in size over the replaced building will be allowed and a replacement building will be judged in comparison with the quality and character of the existing building

- *The proposed development fails because it is not a modest addition and it tacks on two new and inappropriate buildings onto a traditional Suffolk cottage with what looks like a large rampart structure.*

The Association after discussion amongst trustees OBJECTS to the proposed Variation of the Plans for much the same reasons as the previous objections to the plan as varied.

We would ask for this objection to be included in the Council's assessment of this application and would ask for this letter to be presented to all members of the sub-committee.

Yours sincerely

Alison Andrews
Chairman of the Alde and Ore Association

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