

Please reply to: David Eking, Farthings, Thorington Street, Stoke by Nayland, COLCHESTER CO6 4SP

Chief Planning Control Officer  
Natural and Built Environment Division  
Babergh District Council  
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July 2010

**PLANNING APPLICATION NO B/10/00646 – KNUTTMILLS, SCOTLAND STREET, STOKE BY NAYLAND – REPLACEMENT DWELLING**

I write on behalf of the Society to **object** to this application.

While we agree that the present structures on the site are inappropriate to the location, surrounded by listed buildings in a conservation area within the Dedham Vale AONB, we do not consider that what is now proposed is an acceptable replacement.

Specifically we consider that over development of this small site is proposed – we doubt there is enough space for a 4 bedroomed dwelling on the site and the proposed double garage/studio is noticeably bulkier than the existing garage.

We are also uncomfortable with the proposed “Arts and Crafts Movement” fenestration. The contemptuous dismissal of “...half baked architectural nostalgia” in the Design and Access Statement seems almost a contradiction when looking at the proposed windows. The half moon detail in the apex of the over prominent porch also seems incongruous.

Finally the parking area directly in front of the proposed dwelling is out of keeping with surrounding properties, and, we would argue, superfluous. A double garage and driveway thereto should be more than adequate for the occupant’s vehicles.

We strongly urge your Council to reject this application.

David Eking  
Planning Secretary Suffolk  
For The Dedham Vale Society