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# **The Brock Planning Consultancy**

CHARTERED CONSULTANTS IN TOWN AND COUNTRY PLANNING AND DEVELOPMENT

**OUR REF:** RCB/JDS/F.2541  
**YOUR REF:** DMS/103102/F

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Southern Planning Services,  
Herefordshire Council,  
P O Box 230,  
Blue School House,  
Blue School Street,  
Hereford.  
HR1 2ZB

1<sup>st</sup> May, 2012.

Dear Sir/Madam,

## **Town & Country Planning Act, 1990**

**Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, erection of 2 semi-detached two bedroomed starter homes, land adjoining 6, Coughton Place, Coughton, Ross-on-Wye.**

Please find, enclosed, a completed planning application for the above development together with the appropriate fee of £170.00.

You will note that this planning permission expires on the 4<sup>th</sup> May, 2012 and the applicant is in the process of acquiring the site with a view to ensuring implementation of the planning permission later this year. To this end, I understand that your Authority is normally prepared to grant planning permissions for a twelve month period without Section 106 Contributions. To this end, conditional planning permission for a twelve month period ought to be satisfactory to enable my client to commence the development. There have been no significant changes in Development Plan Policies since the original permission was granted and, having considered the NPPF, it is reasonable to conclude that these proposals accord with the aims and objectives thereof, representing a reasonably sustainable location. My client would intend to ensure that the dwellings constructed would meet with the sustainability objectives of national advice. The application site is situated within a residential area and the siting chosen will ensure neighbouring residential amenity is in no way harmed.

In the light of the above, I trust you will be able to support these proposals, but if there are any matters upon which you require further information or clarification, please do not hesitate to contact me.

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Page 2.....

Finally, if any problems are identified in approving this submission, please ensure that such matters are highlighted to me in writing prior to determination so the opportunity is afforded for me to address those matters either in writing or at a mutually convenient meeting with your Case Officer.

Yours faithfully,

A solid black rectangular box used to redact the signature of Richard C Brock.

**RICHARD C BROCK**