

Planning application comment was submitted on the **20 March 2023 15:39 PM**

The following is a comment on application **P224191/F** by **Adrian Evans**

Nature of feedback: Objecting to the application

Comment: Please see attached objection letter

Attachment: sandbox-files://64187dcc3dd0e555930317

Their contact details are as follows:

First name: Adrian

Last name: Evans

Email: [REDACTED]

Postcode: HR74LX

Address: Wood House Farm, Edwyn Ralph, HR7 4LX

Infrastructure from section 106 to consider: None

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=224191

Form reference: FS-Case-499015658

20th March 2023

Miss A. Morris
Case Officer
Herefordshire Council
Planning Services
PO Box 4
Hereford
HR1 2ZB

Dear Miss Morris,

REF: Planning application P224191/F; dwelling at Meadowcroft, Edwyn Ralph, Herefordshire

I am a resident of Edwyn Ralph, and I would ask you to give very careful consideration to the comments I make in this response to the above planning application to support and consolidate my letter of the 17th February.

Particularly I would like you to make your considerations in light of the newly adopted Neighbourhood Development Plan. Clearly any decision you make must now fully consider the requirements of this Plan and as far as I am aware this will be the first planning decision to take the plan into account. As such you have the responsibility of our community to ensure every aspect is applied as this will set the standard for all planning decisions moving forward. I would therefore ask you to take every aspect of the plan very carefully into account to avoid any future confusion as to the weight of the Plan and Herefordshire Planning Departments adherence to such.

Although this proposal is within the recently adopted Neighbourhood Development Plan settlement boundary and conforms to the linear pattern of the village, I have significant reservations as to its design and proximity to existing buildings and particularly feel it is inappropriate for the location, it does not accord with the Neighbourhood Development Plan in this respect.

Herefordshire CS SD1 requires that new buildings should be designed to maintain local distinctiveness. The importance of 'good' house design also forms an important part of the government's housing strategy with the launch of national design codes in February 2021. It occurs to me that this proposed building is completely out of character with the other buildings in the village and as such provides an inappropriate gateway and exit to the village, as would be the case in its proposed location. Additionally, the planned site is clearly not wide enough to accommodate any detached building that could reasonably argued to fit with the existing layout of buildings in the village or along this stretch of road, therefore compromising the amenity of both the proposed building and Meadowcroft and moreover compromising the density characteristic of Edwyn Ralph. All of which are material considerations in

light of the NDP. It is in my opinion [REDACTED] infilling/squeezing in of a building on a plot far too small in this context.

I would also draw your attention to the proximity of the proposed building on the Heritage Asset/Listed building that is 'The Manor' that would clearly be adversely affected not only by the compromising effect the building would have on the perceived historic setting, being right at the entrance to the driveway but the elevated position would clearly overlook the Heritage asset - most especially in the winter months when there are no leaves on the trees.

I would finally ask you to note that the area delineated by a blue line shown on the plan is an area I had understood to have been acquired by the applicants for use as a residential garden. This represents a change of use from agricultural to residential use and therefore also requires planning permission.

In summary I feel I must challenge this application due to the inappropriacy of the site for development based primarily on the requirements of the newly adopted Neighbourhood Development Plan.

Adrian Evans

Wood House Farm, Edwyn Ralph.