

## DESIGN AND ACCESS STATEMENT

GRAFTONBURY GARDEN HOTEL, GRAFTON LANE, HEREFORD, HR2 8BN

APPLICANTS – CLIVE STANFORD

PROPOSAL – REPLACEMENT OF DILAPIDATED CHALET WITH NEW  
TWO-BEDROOMED CHALET UNIT

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Cert. T.P., C.F. Inst. L.Ex., M.E.I.D.  
Commissioner for Oaths.  
Procuro  
St. Owens Cross  
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## 1. ASSESSMENT

- 1.1. The chalet footprint is well related to the existing and new residential pattern of development at the Graftonbury Garden Hotel which is essentially new and converted residential properties.
- 1.2. The application site comprises existing and established accommodation land which is part of the Graftonbury land holding to provide a new dwelling on this site. The site is well related to the existing residential development and patterns of residential development of this part of Grafton
- 1.3. The vernacular of this part of the village represents homes in a variety of styles but with a roadside perspective and continuation. The site offers local views. The scheme submitted is a full planning application.

## 2. INVOLVEMENT

- 2.1. Pre-application reference 163512/CE was received on 10th January 2017 The application site is 0.06 hectares and the proposed replacement dwelling comprises 117 square metres. The Graftonbury Garden Hotel redevelopment comprises over 1 hectare.
- 2.2. The Appellant has undertaken a full Tree Constraints Report and written Protection Assessment together with a full Levels Survey which are enclosed with this application.
- 2.3. Particular care is to be taken with regard to the construction of the dwelling due to the ramifications of the RPA report and a no-dig rafter technique will be used to erect the new building.
- 2.4. Existing main drainage subsists on site and there will be a new soakaway.
- 2.5. The Applicants have sought to establish a rapport with neighbours by writing to them in connection with this proposal and have spoken with local people. They have also engaged with the Statutory and Local Authorities in connection with the formation of this application and submitted the above referenced pre-application enquiry.
- 2.6. The Applicants have considered local planning advice with regard to policies and requirements, particularly those set out in the

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pre-application advice. Equally their Agent has held telephone discussions with Council Officers concerning this scheme.

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3. EVALUATION

- 3.1. There is sufficient land to provide privacy in terms of overlooking from neighbouring properties, amenity and open space. The proposed access and egress from the site is as existing and completely capable of accommodating the proposal.
  - 3.2. As far as foul drainage is concerned, the public sewer is situated in the road adjoining the application site, as shown on the plans and surface water will drain naturally through existing gravel on site on to land within the Applicants' ownership.
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4. OTHER CONSTRAINTS

- 4.1. The Applicants have fully considered ground and other conditions. It is intended at this stage to develop in accordance with the submitted design scheme and to use energy efficient materials and to examine the standard mechanisms of ecological and ergonomic mechanisms, e.g. underfloor heating, recycling water, solar panels, use of materials, insulation values, construction of walls and wood burning stoves.
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5. JUSTIFICATION AND ANY PREVIOUS PLANNING HISTORY AND DECISIONS

- 5.1. The current application site relates well to the existing and established settlement pattern of this part of Grafton and there is no previous planning history with regard to the redevelopment of the application site.
- 5.2. The dwelling is in a sustainable location and served by public transport and nearby facilities. New employment and other opportunities subsist in the area generally but mainly in nearby Hereford which is a major employment centre. The NPPF and Central Government increasingly at this point in time seek to promote sustainable developments in rural

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areas and the current proposal will enhance and maintain the vitality of the area and contribute towards identified “housing need”

- 5.3. Herefordshire Council continue to fail to provide a five-year housing land supply as required by the NPPF.

6. CONDITIONS

- 6.1. The Applicants will be prepared to accept any reasonable requirements to facilitate development as set out in the tenets of Paragraphs 204-206 of the N.P.P.F.

7. CONCLUSION

- 7.1. The Applicants would welcome further discussions with the Local Planning Authority and the Local Highways Authority both on site and at an office-bound meeting and will provide at any stage further information to supplement this Statement of Access and Design and its enclosures, as solicited by the Applicants’ Agents.

J.L.B.K.

11.12.17