

From: Clive Emerson <clive@hookmason.co.uk>

Sent: 15 December 2021 13:29

To: Gosset, David <david.gosset@herefordshire.gov.uk>

Cc: rory jones [REDACTED] david baume [REDACTED]

Subject: RE: 211049 - Site for New Dwelling adjacent to Homelands, Orcop Hill

David,

Thank you for the reply setting out the direction of this application.

The site obtained outline approval (P172896/O) in 2017 for a dwelling with all matters reserved. On this basis a pre application was submitted for a single dwelling to reaffirm the principle of a suitable dwelling would be acceptable in terms of both development scale along with a design that would sit comfortably within the currently village aesthetic.

The Pre App response was positive and any points raised in that response were all addressed before planning application submission.

The general comments of objection appear to extend beyond immediate neighbours into a general unease within the village enclave to any further development of any scale be it small scale affordable market housing, larger developments or, it seems a single dwelling. It has been noted that objections appear to come not only from the wider Orcop community but also those outside the village who would be unaffected by these proposals. Multiple objections from one residence, Homelea, are noted [REDACTED]

The outline approval indicated a building footprint of 124sq.m on a site area of 748sq.m and with the opportunity to obtain the remaining vacant area of the adjacent development of three houses the site area increased to 1095sq.m and the application dwelling footprint is 117sq.m therefore comments regarding amenity space are unsubstantial as this has improved area of 978sq.m for private amenity.

Orcop Hill is a mix of dwellings with no defined single style or size. As such any objections implying the scale and size of this dwelling is inappropriate for the village are unsubstantiated.

The proposal has been designed with the local mixed vernacular in mind using materials of clay tiled roof, lime render and timber cladding walls matching the 3 recently constructed dwellings adjacent to this site. Any objections relating to this dwelling being 'out of keeping with neighbouring properties' are unsubstantiated.

It is also worth noting that the Parish Council objection to the initial outline application in 2017 concluded with "the design, style, scale, and appearance of the dwelling needs to acknowledge the rural location and should be sympathetic to the traditional cottage style dwellings in the location." The design of this proposal is in line with this and not an outlandish contemporary design competing with these principals.

Agreed that the topography of the site and its position is one that is higher than the existing dwellings opposite the village link road. The proposal has been carefully designed as a dormer style dwelling so as to ensure the height is as low as possible and with small scale windows at first floor level to minimise any potential overlooking from first floor. Similarly the ground floor windows are reasonably sized for the

dwelling not overly proportioned and the setting behind the well established dense roadside hedgerow. It should also be noted that the position of the dwelling is over 25m face to face from Fountain View the dwelling immediately opposite which is over the 23m, understood to be the Councils distance often quoted. The applicant is willing to enhance this existing hedging with further planting to reduce any overlooking into the dwellings opposite.

In the response from Land Drainage the site has been identified as 'not located within an area at significant risk of surface water flooding' and as such the scheme for stormwater drainage has been designed with this in mind. A robust scheme for foul drainage has also been provided with a drainage field within the site extents and further detailed information was supplied at request to address any concerns.

This site has been identified as suitable for development with a single dwelling at outline application and following a pre application shows the applicants intention is one of providing something of suitable merit befitting the site and location and not one of a developer looking to make a quick buck.

As you can see the applicant is willing to work with the local concerns to achieve a positive outcome for this site and will registering an intention to make a representations to the forthcoming planning committee but will also pursue this further with an appeal if necessary.

Kind Regards - Please note that I will be away from the office Monday 20th December - January 4th 2022

Clive Emerson ACIAT

Associate

For and on behalf of Hook Mason Ltd.

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