

19 May, 2023

Putley Mill
Putley
Nr Ledbury
Herefordshire
HR8 2QW

Herefordshire Council
Planning Department
Letter submitted on line only

Dear Sirs

Objection and request for clarification Mill Cottage Putley, HR8 2QW
Application number P231020/L – application for planning consent and listed building consent (part retrospective)

Request for clarification and comments in respect of: Proposal for further single storey extension facing east, replacement of 7 windows to front and 1 to rear

I am the owner of the adjoining listed property Putley Mill.

I write to formally object to part of the changes requested and seek clarification of the revised proposals due to the impact on the amenities of adjoining property and impact on a listed building, particularly with regard to management of services and water.
I note the site plan is to identify location only and the curtilage is set back from my office building and greenhouse and not as outlined.

Background to properties

Putley Mill and Mill Cottage are adjoined and were once occupied as a single unit and part of the roof of Putley Mill extends along the same line as the roof of Mill Cottage. (See Photograph 1 below)

There is an established right of services (water, soil, gas, electricity, oil and telephone communications) as well as the right for eaves, gutters and foundations across both properties which I have referred to below.

1. Replacement windows

I am content that the existing UPVC windows are to be replaced. Which I understood to be an outstanding requirement.

A condition should be placed on the replacement windows to ensure these are in keeping with the listed property and are on a like for like replacement as to size and materials to be used/approved. There here should be no change/amendment to the size of the existing orifice.

There has previously been [REDACTED] a number of planning applications for this listed property, including variation to agreed position and size of buildings, elevations, materials used and additional installations and it is therefore very

important that approval is managed due to the impact on the visual appearance of this pair of listed buildings.

The windows on Photograph 3 show a difference to the submission of the original and the amended planning application with an additional rear window already installed.

2. ASHP (air source heat pump) – this is a retrospective application the ASPH having been partly installed.

I have concerns with the proposed position of the ASPH and potential noise intrusion on my adjoining property. Although the current Access and Design Statement indicates this is low noise, this is a very quiet hamlet. It is proposed to be positioned at the rear of the property against the wall of the extension and facing towards my property. Noise from the ASPH is likely and may reverberate in this small area. It is a small area enclosed by 2 walls and a fence. It is outside my kitchen/living area – within a few feet of my kitchen door. As this is a retrospective application there was no opportunity for advance discussion. I would suggest this may be better positioned on the rear wall of the new extension alongside the 2 new water butts or by the rear door of Mill Cottage as both of these areas do not immediately face any neighbouring property.

3. Change to roof elevation (retrospective application) and change to materials to be used – replacement with a green roof.

The change to the roof elevation has already occurred and this is a retrospective application.

Photograph 3 shows substantial development of the green roof has already occurred.

As above there is an established easement for an electricity cable to run across Mill cottage to supply my office building. I raised this issue as part of my objections to the original planning application.

[REDACTED]

The plan of the proposed elevation omits to show the proposed new position of my electricity and other cables relating to the structure and use of Putley Mill, which are attached and run across Mill Cottage at the point the extension is proposed.

As part of the discussions on the original planning application an assurance was given by Mr Barrie Morgan, the agent for Mill Cottage, confirming *“There is no current plan to change the electrical supply system or location but preventative measures will be put in place to prevent it being entrapped in the new structure. The applicant has amended the elevation plans accordingly to ensure that there will be no interference with the electrical feed serving the neighbouring property which runs along the rear fascia board. The cable will be sheathed at new wall abutments and not trapped in situ.”*

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] I have raised the issue but no further proposals to address my concerns have been received from the owner/agent or as part of the planning application.

Further, the proposal to now change the building materials to a green roof suggest this will become a serious health hazard as it is now likely to be constantly exposed to moisture. I request a specific condition to require a proposal for the replacement and management of this electricity supply which is essential for my use of the office building and employment.

I was also concerned that the proposal to install a green roof is not clearly set out on the planning application or plans and is only evident when reading the access and design statement.

Whilst I do not object to the use of a green roof of itself for this part of the extension, I also have concerns regarding the proposed planting to be used and suggest a specific condition setting out the type of low level planting eg some form of sedum. I suggest any other type of planting could be detrimental to the visual impact/appearance of these properties. The roof planting should be capable of self maintenance and not require regular attention/watering. I believe any ongoing need for rendering would be intrusive on my own enjoyment of my property.

The reason for this relates to the current car port at Mill Cottage. Which although not part of this application is within the curtilage and I suggest is relevant. The original proposal several years ago was for a low level sedum roof. My understanding is that this may not have been specified on the planning permission. This was then changed and it is now a small meadow of grasses and other wild plants. This is both high and heavy. The car port roof planting appears to require additional watering [REDACTED]
[REDACTED]. The water management is not good, additional chains have been added to assist the flow of water and the whole area of the footpath becomes very boggy in wet weather.

4. Change to the dimensions of the extension

This is also a retrospective change.

5. Change to the front guttering.

Mill Cottage is a listed property which adjoins Putley Mill another listed property. Whilst I have no objection per se to the change to the guttering this is a shared system.

The elevations as proposed show the “removal of existing Upvc gutter and downpipe and replace with black metal”. The rainwater currently runs along the gutter from my side and along the guttering across Mill Cottage to the downpipe of Mill Cottage. (Visible in Photograph 2 below.) Any such works would affect the visual appearance and the natural flow of rainwater which will affect the adjoining property. No information is given as to the impact of this on the current proposal with regard the flow of rainwater or the connection of the existing guttering of Putley Mill.

Photograph 1



Photograph 2



Photograph 3

(Taken from the Planning Application Design Access and Heritage Statement)



In view of the various issues set out above I confirm I am happy to permit access across my property for a site visit if required.

Yours Faithfully

Gail Gwenlan

Planning application comment was submitted on the **19 May 2023 15:57 PM**

The following is a comment on application **P231020/L** by **Gail Gwenlan**

Nature of feedback: Objecting to the application

Comment: Dear Sirs

Please see the attached letter in relation to Planning Application Number P231020/L Mill Cottage Putley, HR8 2QW, with regard to comments in respect of.

Yours faithfully

Gail Gwenlan

Attachment: sandbox-files://64678e02753d9757456575

Their contact details are as follows:

First name: Gail

Last name: Gwenlan

Email: [REDACTED]

Postcode: HR8 2QW

Address: Putley Mill, Putley, HR8 2QW

Infrastructure from section 106 to consider: N/A

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231020

Form reference: FS-Case-517441830