

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>
Sent: 06 February 2020 19:50
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: Planning application comment was submitted for P194381/F

The following is a comment on application '**P194381/F**' by '**Alistair Davies**'

Nature of feedback: Objecting to the application

Comment:

Ref: P194381/F - Location: Old Timber Yard, Middlewood, Dorstone, Hereford.
Proposed erection of a single local needs dwelling on a rural exception plot.

I would like to place a strong objection to this planning application.

The pre-application advice from Herefordshire County Council to me and other potential bidders have told me the same, prior to the Auction of this plot was that the site was most unlikely to gain planning permission. The result of this advice was such that the bidding was much reduced, and the land was purchased at a much lower price than would be expected for a building plot.

The adjoining property is my family home and I myself would have been a potential bidder in order to ensure our privacy would not be comprised. A dwelling on this plot would most definitely deny our privacy as all the living and sleeping areas in our home are overlooked by the proposed dwelling.

After purchasing this plot and paying agents fees etc. I question whether the cost of this dwelling is within an affordable housing range, even with a 106 agreement especially as this is the second set of plans and second planning statement drawn up by this applicant.

The plot the dwelling would stand in is far in excess in size of an affordable house plot. The dwelling is also in excess of the 80sq m I believe to be acceptable for a two bedroom affordable dwelling. The plans clearly state 100sq m which I believe to be the size for a 4 bedroom dwelling.

This plot of land falls outside the Settlement boundaries for Clifford Parish and into open countryside.

Granting planning permission on this plot would most certainly set a precedent for all who would wish to build in open countryside thus spoiling the countryside forever.

I feel the case for a rural need statement is very weak and not proven. There is no

proof in the planning statement that the applicant needs to live on this site considering that his clients live within a large radius of his work he could live in a much more sustainable area.

Attachment:

Their contact details are as follows:

First name: Alistair

Last name: Davies

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Infrastructure from Section 106 to consider:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=194381