

From: webmaster@herefordshire.gov.uk <webmaster@herefordshire.gov.uk>

Sent: 03 February 2022 11:29

To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: 214505 - Planning application comment was submitted

The following is a comment on application **P214505/F** by '**Adrian Bullock**'

Nature of feedback: objecting_to_the_application

Comment:

Please see attached letter

Attachment:

Bank_House_Planning_Application_3rd_February_2022.pdf

Their contact details are as follows:

First name: Adrian

Last name: Bullock

Email: [REDACTED]

Postcode: HR1 3BY

Address: 3 Fieldway
Sutton St Nicholas
Hereford

Infrastructure from Section 106 to consider:

potentially developers profits

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=214505

Form reference: 803863

Adrian Bullock & Sian Atkins
3 Fieldway, Sutton St Nicholas, Hereford HR1 3BY

31st January 2022

Planning Services
Herefordshire Planning
Plough Lane
Hereford
Herefordshire
HR4 0LE

Dear Sir

Planning Application - PP214505/F

Bank House, Ridgeway Road, Sutton St Nicholas, Herefordshire HR1 3AU

Refurbishment and extension to Bank House including a detached garage, conversion of the barn to a single dwelling with detached garage annexe, construction of two bungalow style dwellings with detached garages. Tree management works including felling and replacement orchard and native tree planting.

We wish to notify and register with you both our objections and concerns relating to the requested planning permission detailed above.

Given that Bank House is within the Sutton St Nicholas Conservation Area, we question whether the increase of the footprint of Bank House is within the bounds of what could be considered proportionate development within a conservation area. We also see that the following additional developments have been requested:

- convert the old barn on the site into a dwelling
- add one bungalow
- add one Dorma-bungalow
- & add two, three bay garages, both with apex roofs, one to include an overhead annex.

We suggest that allowing these developments to take place to financially support the renovation and extension of Bank Farm as has been suggested in the application, could be considered a decision that makes financial factors more important than conservation.

Furthermore, we believe that the proposed changes to the original house and the additional buildings would be a detriment to the local surroundings.

Of serious safety concern, the proposal also includes the addition of two new vehicular accesses, the first onto Orchard Lane, which is in extreme close proximity to the local children's play park entrance. The second access requested is in between and very close to, both Orchard Lane and Fieldway accesses onto the Ridgeway Road.

The location and height of the proposed three bay, apex roof garage for Bank House causes us significant concern as we believe it will create an afternoon and evening shadow over our and neighbouring properties, which would impact the use of the rear of these properties in particular the gardens as a means of relaxation and valuable family time, which we personally use to help maintain our mental health and wellbeing.

Adrian Bullock & Sian Atkins
3 Fieldway, Sutton St Nicholas, Hereford HR1 3BY

We trust you understand our concerns regarding this proposal and would welcome your support in refusing permission for these current plans to progress.

Yours faithfully



Mr A Bullock