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Sent: 16 July 2020 19:21

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

Subject: Planning application comment was submitted for P201758/L

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The following is a comment on application '**P201758/L**' by '**Alice Taylor**'

Nature of feedback: Objecting to the application

Comment:

As a resident of Porch House, I am commenting on this planning application in objection to the plans and the design changes entailed. It is of concern to me that this application will increase the building size by approximately 30% overall. Although the land is now divided, this proposed dwelling still lies within the curtilage of a Grade II listed building, that serves historical importance to Lugwardine. Not only is this a stone's throw away from Porch House, it is also within very 'close proximity' to a Grade II star listed church, that serves the local community. As I'm sure many people would agree, these two buildings are focal points of the parish, particularly when ascending or descending the slight incline on the A438 through Lugwardine.

Firstly, the property will exceed the height of a North to South wall that separates Porch House and the proposed dwelling; in addition to Rowberry which lies in very close proximity the other side. Just how much can be shown by the study, which exceeds the approved height, in Figure 1 of the attached document. The original planning application would indicate that the building should not do this, to preserve the integrity of Porch House. It was to be a 'single storey, low impact dwelling'. This is now getting further and further away from what was originally approved. I would just like to raise awareness here that the applicants have already put down the foundations for the proposed dwelling, but failed to dig as deep as they were approved to (Figure 3 in attached document) and are thus applying retrospectively. Thus their 'proposed' FFL (Figure 4 in attached document) isn't really proposed at all, as they have already done it. If planning permission is granted, the specific details that were entailed in the original application needed to be followed. It is not acceptable to continually flout the rules and expect to get away with it with 'variations' and 'amendments'. It appears that a continual violation of planning permission is deemed acceptable by the parties involved here. The council are unable to ensure that the applicant does indeed put additional tree planting along the North to South boundary wall, but irrespective of this, the proposed dwelling exceeds an appropriate height for its extremely close proximity to Porch House and the

area in which it is located. Additionally, raising the height of the gabion retaining wall is entirely inappropriate. How can a proposed, modern build be allowed to encroach on a Grade II listed building that serves to be both a home and be of historical importance to the local area? How can a proposed build be allowed to close in on this house?

From a design aspect, it is easy for an individual to say that the impact is 'relatively modest'; but the truth of the matter is, they do not live in the surrounding houses. They will not have to look at the building. A building which simply does not fit in with the aesthetic of the local area, nor with Porch House. Do they care about the original curtilage of a Grade II listed building and what lies within these boundaries? It appears not. As a resident, I believe the existing houses and the opinions/feelings of those who occupy said dwellings are what matters most. These are houses that are already established. These are homes that families have created, that will in turn be impacted. It is not acceptable for this planning application to be considered permissible, when residents are trying to protect their homes from an application that is growing excessively in scale and becoming more and more out of place in the local area.

Not only does the main building serve to be of concern, but a study has already been built and again, this already exceeds the permissible height stated in the planning permission that was originally granted, as the applicant has been informed. From my own bedroom window, I am now able to clearly see said study and am of the understanding from the drawings that a skylight will be installed too. The report from the architectural firm fails to mention any South facing windows and what we might be able to see from those, further reinforcing that they do not know what it is like to be a resident. They do not know what I can see from my home. From what has been built already, the sight is assuredly sore and I find myself keeping the curtain closed towards the Eastern side of my bedroom, which I should not have to do. In addition to this, should this be granted permission and impede on any privacy, I will, for obvious reasons, be further disappointed in Herefordshire Council. Applying for retrospective planning permission when the applicants have already pursued their own course of action seems completely wrong and quite frankly makes a mockery of planning applications and the council's process.

In addition to the main building and the study, this planning application highlights variations that the applicants wish to make to the Victorian greenhouse. I have previously expressed concern that I and others would. I'm sure, deem this important to preserve. This is due to the history of the greenhouse and the fact that it used to belong to Porch House and therefore has its own historical importance. This has been completely knocked down and will now be built differently, rather than 'carefully repaired on a like for like basis', as stated in a previous Heritage Report (Figure 2.1 and 2.2 in attached document). Again, this just shows utter depreciation. These are no 'minor changes', as the architect seems to refer to in their report.

On the contrary, this greenhouse will now be characterless and suit the

intentions of the applicants, by fitting in with their modern, seemingly Scandinavian inspired proposals. This simply is not appropriate or justifiable. It should be considered an offense to have gained no prior consent before demolishing an original structure, particularly one that is linked to a Grade II listed building, to then retrospectively apply for something that meets your own wants. There appears to be a running theme here.

It appears that numerous planning applications allow for this build to get further and further away from what it was supposed to be, which simply isn't right. Not only is this proposed dwelling structurally different, but the applicants intend to live there.

contrary to the reasons they proposed in their original application. From my perspective, I am keen on preserving Porch House and both the integrity and aesthetic of the local area. As the Coach House is originally part of Porch House, I am concerned as to what its usage will be, should this build be allowed to go ahead. As I am sure the current owners are aware, buildings on this land are only to be used as a private dwelling house.

It is of paramount importance to myself, my family and several neighbours, that the utter depreciation for the original curtilage in which the proposed dwelling lies, in addition to the aforementioned points, is noted. In my opinion, complete disregard has been demonstrated by both the applicants and their architect, towards a historically important building and a conservation area. If this is considered admissible by the council, who have a responsibility to ensure these things either don't happen; or to ensure that procedures are followed in an appropriate or sympathetic way, who do we rely on?

Please note that Figure 1 of the study, in the attached document, was timestamped as being taken on the 27th of February 2019 and planning applications have been both entered, withdrawn and entered again since this date. This building is higher than approved in the application prior to February 2019 and the current height is not approved by Herefordshire council.

Attachment:

Supporting_Document.pdf

Their contact details are as follows:

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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=201758

Figure 1



Figure 2.1



Figure 2.2



Figure 3

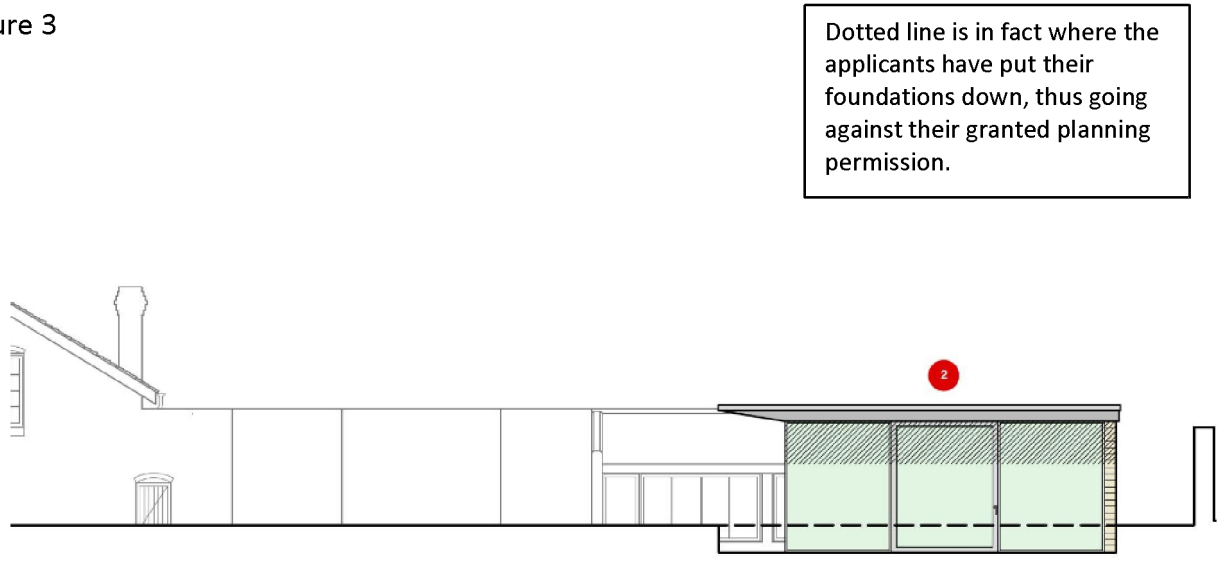
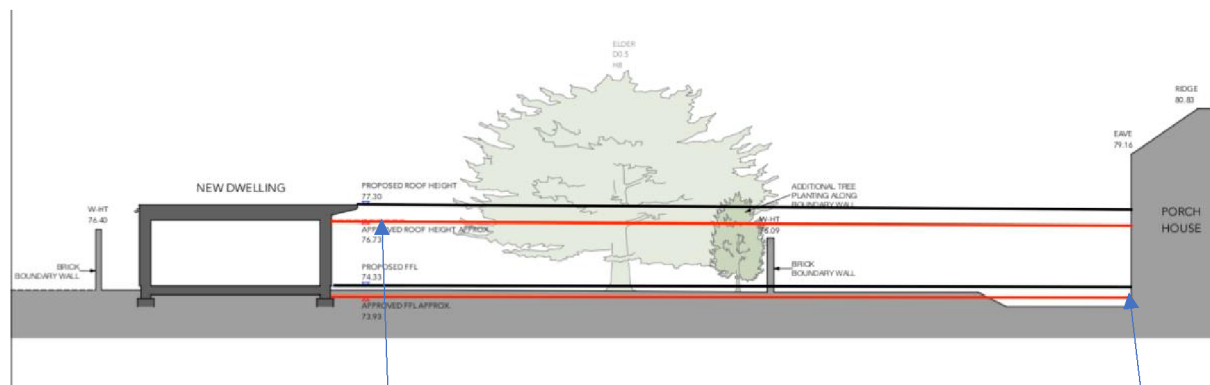


Figure 4



Roof height increase is not minimal and would no longer be considered low impact to the Grade II listed, Porch House. Impact to Rowberry is also significant.

Proposed FFL has already been instated by the applicants, thus indicating that they ignored what they were approved to do, as shown in red. Not considered 'proposed'.