

JOHN KENDRICK LTD

Commissioners & Advocates

Procuro, St Owen Cross, Ross-on-Wye, Herefordshire, HR2 8LG

DESIGN AND ACCESS STATEMENT

SITE ADDRESS

Land Adjacent Little Newlands
Garway
Hereford
HR2 8RF

APPLICANTS

Mr Graham Nicholls

PROPOSAL

Erection of a two bedroomed bungalow all matters save access and scale reserved

J. L. B. Kendrick B.A.Hons. (Econ.),
Cert. T.P., C.F. Inst. L.Ex., M.E.I.D.
Commissioner for Oaths.
Procuro
St. Owens Cross
Herefordshire
HR2 8LG

1. PROPOSAL

- 1.1. The Application Site and its surrounding area comprises 0.19 ha
- 1.2. Specifically the Application Site is 0.099 ha which is part of the above land holding to provide a new dwelling on this site. The site is well related to the existing residential development and patterns of residential development of this part of Garway
- 1.3. The vernacular of this part of the village represents homes in a variety of styles but with a sideways roadside perspective and continuation. The site offers local views. This outline scheme is for a two bedroom bungalow with the matters for determination being Access Scale. A Reserved Matters application will be submitted for the outstanding matters.

2. PRE-APPLICATION ACTIVITY

- 2.1. The Applicants inform by this application that they have sought to establish a rapport with neighbours in connection with this proposal and have spoken with local people.

3. EVALUATION

- 3.1. There is sufficient land to provide privacy in terms of overlooking from neighbouring properties, amenity and open space and even though the scheme is submitted in outline only, the Applicants have shown preliminary landscaping on the plan. The proposed access and egress from the site is completely capable of accommodating the proposal.
- 3.2. In relation to visual, aural and environmental impact the development proposal is low key.
- 3.3. The Applicants have fully considered ground and other conditions. It is intended at this stage to develop in accordance with the submitted scheme and to use energy efficient materials and to examine the standard mechanisms of ecological and ergonomic mechanisms, e.g. underfloor heating, recycling water, solar panels, use of materials, insulation values and the construction of energy efficient walls.
- 3.4. The Applicant's proposal is immediately deliverable and is promoted as a modest dwelling for the owner of Broad Oak garage who has cemented strong family bonds and local connections over the last eight decades.

4. SUPPORTING INFORMATION

- 4.1. There is a Preliminary Ecological report submitted with this application which should be reviewed on receipt in view of the limited time period available if further surveys will be required
- 4.2. Access/Egress consented by Herefordshire Council on 12th November 2019, application 193200.
- 4.3. As far as surface water is concerned this will drain through soakaways mechanisms which exist naturally and can be provided on land within the Applicant's ownership and also managed by the provision of approved rainwater attenuation methods eg garden waterbutts.
- 4.4. As far as foul water is concerned a package treatment plant is proposed which will drain into a soakaway field contained within the applicants ownership. There are no water bodies within 50 m of the application site.

5. DESIGN

- 5.1. Even though the property proposed at this stage is in outline, it is intended to follow the vernacular style of the area and the Local Planning Authority will have the opportunity to comment on external appearance and landscaping at Reserved Matters application stage. The current drawings are therefore **for illustrative purposes** save access and scale.

6. JUSTIFICATION AND PREVIOUS PLANNING HISTORY

- 6.1. The current application site relates well to the existing and established settlement pattern of this part of Garway and there is previous permitted planning history with regard to development on the application site which relates to the provision of suitable access.
- 6.2. The current proposal will enhance and maintain the vitality of the area and contribute towards identified modest "housing need" for older people
- 6.3. The five-year housing land supply position in Herefordshire is to say the least debatable particularly considering recent edicts concerning the Rivers Wye and Lugg and the difficulties this has presented to new residential development per se.

7. PLANNING POLICY CONSIDERATIONS AND CONTEXT

- 7.1. As far as the Local Plan is concerned Garway is within the Ross-on-Wye Housing Management Area where 1150 new Dwellings are needed and a 14% proportional growth is generally required in villages that are able to provide this.
- 7.2. The Neighbourhood Plan has progressed to Regulation 16 Stage.
- 7.3. Garway scores reasonably well in the Ross HMA housing targets Matrix of the Rural Housing Background Paper of March 2013 concerning available service facilities within the village
- 7.4. Garway is an RA2 Village as defined by Hereford Core Strategy 2011-2031. This Policy is designed to maintain and strengthen locally sustainable communities across the rural parts of Herefordshire and sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15 of the HMA.
- 7.5. Garway appears in 4.14 in the Ross on Wye HMA. These settlements have been chosen to be the main focus of proportionate housing development.

8. CONDITIONS

- 8.1. The Applicants will be prepared to accept any reasonable requirements to facilitate development as set out in the tenets of Paragraphs 54 -57 of the N.P.P.F.

9. CONCLUSION

- 9.1. The Applicant and his Agent welcomes further discussions with the Local Planning Authority to facilitate a positive outcome and is happy to provide further information to supplement this Statement of Access and Design and its enclosures, if required.

J.L.B.K.

04.03.20