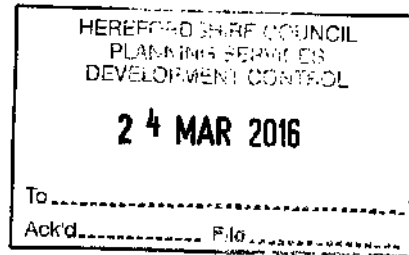


Paul Smith Associates

Chartered Town and Country Planners

Planning Registration,
Planning Services,
Blueschool Street,
Hereford.
Herefordshire
HR1 2ZB

My Ref: PMS/H/Munst/15/01



10 March 2016

Dear Sirs,

Re: Change of Use of Land to Garden. Construction of New Vehicular Access, Car Parking/Turning Area and Associated Works. Munstone Cottage, Munstone. Hereford. HR1 3AD

I enclose a planning application for the above proposed development.

Munstone Cottage is a detached dwelling adjacent the public highway and occupying a long and narrow plot. By virtue of the narrowness of this plot, driver visibility from an existing vehicular access is severely restricted in both directions: to the south by a building and its front wall and to the north by an embankment and roadside hedgerow.

There are two purposes to the proposal development. Firstly, it would provide space to create a new parking and turning area adjoining the cottage and a new vehicular access from which the highway visibility is far better in both directions than the existing access. The existing access would be closed-up to allow only pedestrian access to the applicant's front door. Secondly, the proposal would provide the applicant with a modest garden area along a principal elevation of the cottage. This would provide a more usable garden area to improve the applicant's living conditions.

This proposal would not adversely affect the living conditions of neighbouring properties as the enlarged garden would neighbour only small field. Nor would it have an adverse effect on the character or appearance of the locality. It would have a discrete effect on the host environment by virtue of its close proximity to the lengthy side wall of the cottage, its relatively modest size and the retention and augmentation of boundary hedgerows and trees. Indeed, the introduction of a new hedgerow around the new garden would help offset the rather harsh visual effect of the lengthy cottage when seen from an nearby public right of way.

The visibility splays achievable from the new access point – 33 metres to the north and 21 metres to the south - would be less than normally accepted by the Council. However, they would be far longer than the very limited splays currently available. Furthermore, the proposal would, for the first time, provide this property with a turning area avoiding cars having to enter or leave the highway in a reverse gear. Consequently, the local road conditions would be greatly improved with the grant of permission for this proposal.

I consider that there are sound planning reasons to grant planning permission for the proposed development. It would have a discrete visual effect on its surroundings but would enhance the applicants living conditions significantly and improve local highway conditions considerably.

Should you need more information or clarification of the contents of this letter, please do not hesitate in contacting me.

Yours faithfully,

A solid black rectangular box used to redact the signature of Paul Smith.

Paul Smith MRTPI

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