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4th December 2017

Dear Sir/Madam

Site: 6 Elmdale, Ewyas Harold, Hereford, HR2 0HZ
Description: Proposed detached dwelling

Please find enclosed a planning application for the above development.

Site Location and Description

Elmdale is an estate of approximately 40 dwellings located north of the C1221, 250 metres east of the junction with the B4347. The site is the eastern half of the garden of number 6 Elmdale as identified with a red outline on the aerial image below.



6 Elmdale is a semi detached 2 bed dwelling constructed from red brick under a hipped slate roof served off a wide splayed access. Levels fall from west to east along the road and the garden is largely enclosed with leylandii hedge. Number 6 is surrounded by a mixture of detached and semi detached properties.

Collins Design & Build Ltd Unit 5, Westwood Industrial Estate, Pontrilas, Herefordshire, HR2 0EL
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The Proposal

This proposal is for the construction of a detached two bed dwelling within the eastern half of the garden.

The dwelling is sited to continue the notional building line between the properties either side. Adequate off road parking can be achieved to serve the existing and proposed dwelling. Similarly, the existing garden is very large relative to the size of the property and developing approximately half the garden will still leave commensurate garden for both the existing and proposed dwelling.

The new dwelling has a lower eaves and ridge line than number 6 to reflect the topography of the site and surrounding development and the general scale of the dwelling is also proportionate with the plot size. The design has slightly more contemporary elements such as the recessed porch which will be constructed from brick and full height narrow window to the landing. The remainder of the elevations will be a through colour render.



5 **Proposed South Elevation**
1 : 100

There will be no impact on the amenity of number 6 in terms of overlooking or overshadowing. Furthermore, an extension is to be constructed to the rear of number 6 which will add to the scale and mass of the existing dwelling. There is also sufficient separation distance between the proposed dwelling and number 7 to safeguard their amenity.

Planning Policy and Housing Land Supply

The Council are unable to demonstrate the required five year supply of deliverable housing land sufficient to meet the Core Strategy housing requirements. Consequently, relevant policies that control the supply and distribution of housing can no longer be considered up to date.

Core Strategy Policy SS1 and Paragraph 49 of the National Planning Policy Framework states that in such circumstances housing applications should be considered in the context of the presumption in favour of sustainable development.

Irrespective of the housing land supply position, Ewyas Harold is listed as a sustainable settlement under CS policy RA2 where the principle of new housing is acceptable. In fact, Ewyas Harold is the only named settlement within the Parish under policy RA2. It is also the most sustainable village in the golden valley housing market area in terms of services, amenities and public transport links. The village has also not yet met the minimum housing requirements set out in policy RA2. The site is located within the settlement and therefore, the proposal meets the gateway policy requirements set out in HLP policy RA2.

In terms of local policy, Ewyas Harold Group Neighbourhood Development Plan is now likely to be submitted for examination and therefore can be given some weight in the assessment of the application. The development does not conflict with any of the policies in the emerging NDP.

As such, there is both a housing need for additional dwellings in Ewyas Harold and the principle of development is supported by adopted policy.

Summary

The scale and design of the new dwelling has been informed by the characteristics of the site and its immediate setting. Appropriate amenity will be achieved for the existing and proposed dwellings and acceptable parking will also be provided.

The development therefore upholds the design requirements of HLP policies RA2 and SD1 and Section 7 of the NPPF whilst the access and parking meet the objectives of CS Policy MT1.

Core Strategy Policy SS1 and Paragraph 49 of the National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development, which paragraph 14 of the NPPF explains means *'approving development proposals that accord with the development plan without delay'*.

This development is environmentally, economically and socially sustainable, compliant with the adopted development plan and national policy and there are no technical reasons why permission should be withheld.

When considered against the NPPF as a whole, there are no adverse impacts that would significantly and demonstrably outweigh the benefits of delivering an additional dwelling in one of the most sustainable villages in the County and where a need has been identified.

Please contact me should you require any further information or clarification.

Yours faithfully



Russell Pryce MRTPI
Planning Manager