
Planning Design and Access Statement

Job Number: 3M-211

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1 Introduction

- 1.1 This Planning, Design and Access Statement supports the proposed development at land at Church Lane, Allensmore, Hereford, for the erection of 6 dwellings with parking and gardens.
- 1.2 This S73 application is being made on behalf of Wye Valley Properties Limited by Three Magnets Planning Ltd. We are a recently established independent planning consultancy, operating across the South West. The team is experienced in promoting and delivering development, including housing proposals that deliver high quality placemaking.
- 1.3 The information provided within this statement includes a brief planning context, a description of the proposals and analysis on the main issues relevant to this application to vary the approved plans and improve the proposed internal layout of the development. The objective of this S73 application is to vary condition No 5 – Approved Plans of existing permission P190650/O.
- 1.4 The site has been acquired for development by Wye Valley Properties Ltd who wish to make some changes to site layout, house types and parking arrangements. For clarity the planning application:
 - Has the same red line boundary;
 - Is for the same number of dwellings (six);
- 1.5 The following sections set out:
 - Planning context including planning history;
 - Proposed changes to the approved development;
 - Planning matters for consideration.

2 Planning Context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 2.2 The Development Plan for Herefordshire consists of the Herefordshire Local Plan Core Strategy (2015) and Allensmore Neighbourhood Development Plan (NDP) 2021.
- 2.3 The Planning Statement has considered the proposal in light of the adopted

development plan, national policy and the sites planning history and sets out the rational for why it is considered that the application should therefore be approved.

Planning History

- 2.4 The site has been the subject of a previous application for six dwellings:
- **P190650/O** - Site for erection of 6 dwellings, garaging and new vehicular accesses - Site adjacent, Church Lane, Allensmore, Herefordshire. Granted November 2019.
- 2.5 The application was granted for outline permission with only landscaping reserved. The application is a key material consideration and limits the consideration of this variation application to the proposed changes to the scheme design.

3 The Proposed Development

- 3.1 Planning permission is sought for the variation of approved plans (P190650/O) - Site for erection of 6 dwellings, garaging and new vehicular accesses.
- 3.2 This section 73 application proposes a variation to the approved plans to improve the appearance, functionality and internal layout of the existing dwellings. Specific changes include:
- Minor repositioning of dwellings on site layout;
 - Provision of garages to house types B, B1, C and C1 and remove of garages from House type A (x2);
 - Minor internal layout changes, including internal storage and improved window aspects, avoiding kitchen to kitchen privacy arrangements.

4 Planning Matters for Consideration

- 4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless other material considerations indicate otherwise.
- 4.2 The following paragraphs cover the principle of development, and planning matters for consideration.

Principle of Development

- 4.3 In this instance the key material consideration is the existing planning permissions (P190650/O). The consideration of this S73 application to vary the approved plans of that permission requires consideration of the detailed changes that are being requested. The principle of development has been confirmed by the previous permission and it should be noted that the site is now an allocation in the made Allensmore Neighbourhood Development Plan.

Planning Considerations

- 4.4 **Design/Materials** – Policy SD1 of the Core Strategy states that “*proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, proportions and massing of surrounding development*”. The proposal has sought to reflect the approved palette of materials. The materials proposed for the dwellings comprise of a mix of facing red brick, render and stone. Like the original permission this reflects the rendered dwelling to the north (Hazel Cottage), facing red brick dwelling to the south (1 New Houses) and the converted barns to the west of the road having examples of brick and facing stone.
- 4.5 **Highways** – The proposal make any a very minor adjustment to the proposed site access for plot 1, which remains largely as approved. The recent topographical survey identified that the existing telegraph pole negatively impacted on the access, so the access has been adjusted slightly. The revised proposal does provide garages for house types B, B1, C and C1 whilst removing them from house type A. Unlike the original application garages have been positioned adjacent to their respective dwellings to maintain the set back and varied nature of the building line on the site and reflect the local character of Allensmore.

5 Conclusion

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Planning permissions (P190650/O) is the key material consideration with regard to the principle of development, existing access and quantum of development.
- 5.2 From a review of the relevant development plan policy and planning history covering the site, it is considered that the development is in accordance with the development plan in light of material considerations. The proposed revised plans show that the development can be achieved without detriment to design quality, surrounding residential amenity and meeting policy requirements for parking. We would argue that allowing the residential development on this site is acceptable and the variation to the approved plans is relatively limited and uncontroversial.
- 5.3 In light of the above it is concluded that the granting of permission would accord with the development plan and there are no other material considerations that would indicate otherwise.