

From: tracey k [<mailto:> [REDACTED]]
Sent: 22 November 2017 17:27
To: Prior, Andrew
Subject: Application P174056/0 - Formal Objection

Dear Andrew

Please accept my apologies for the email the weather is so bad I don't want to go out at the moment.

Please find attached our letter containing our formal objection to the Planning Application Proposal for a one x 4 bedroom house with detached single storey garage next to our home in Ocle Pychard.

I would be grateful if you could confirm receipt by email as I'm still getting to grips with the technology!

Best regards..

Les & Peggy Davies.

Sent from [Mail](#) for Windows 10

Holme Copse
Ocle Pychard
Herefordshire
HR1 3RE

26/04/2016

Planning Reference: - P174056/0

FAO Mr Andrew Prior
Principal Planning officer
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Hereford
HR1 2ZB

Dear Mr Prior

Let me start by saying that my previous objections to the applicants previous planning application reference P160953/0 still stand, albeit this development is smaller, but the same objections still apply.

The paddock is still outside the settlement envelope and should remain undeveloped as open countryside. The settlement boundary does not need to be presented inside a perfect circle or square shape. The planning submission also lies outside the proposed NDP settlement boundary and is not being supported by the Parish Council.

The height of the field is still 1 metre above our plot and therefore any development, so close, will both be intrusive and over powering to Holme Copse House.

The proposed development will create both light and noise pollution, ruining the quiet enjoyment of my property. Conversely Holme Copse will have an overbearing effect upon this development.

Privacy

Despite the applicants introduction of "no windows" or "obscured glass" our master bedroom and family bedroom on the first floor both look out onto the new development. This is a loss of privacy to my family as well as to the prospective home owners of the new development. When vehicles travel up the new access at night the headlights will shine straight into our living room conservatory and bedrooms. This will cause light pollution and nuisance and will impeach upon our privacy.

Natural Drainage

This is a small paddock and at present all rain water is absorbed into the ground. There have been instances of localized flooding. The applicants proposals will despite the design to manage the risk of flooding impact the natural drainage. Because of the different heights this will result in surplus rainwater flowing into my garden which at present supports and preserves my mechanical sewerage system next to the hedgerow and soak away system which is lower than the field. Therefore surplus water from the field will flood my garden and flow onto the highway.

Foul Drainage

As the applicant is applying for outline planning, no attempt has been made to clarify the proposals to manage foul drainage by way of plans and calculations. Historically the public foul water drainage system for the village has necessitated frequent pumping out to prevent overspill and land contamination. This creates a serious Environmental issue, together with Health and Safety implications for the community. Therefore planning should be refused.

In summary the applicant does not comply with the Council or Parish Policies nor does it demonstrate any exceptional or special circumstances which exist to justify the development.

We formally request that the council take our objections into consideration when deciding the application, and refuse the planning permission to the applicant.

Yours Sincerely

L Davies

P Davies

Occupants Mr L Davies

Mrs P Davies