

Planning Services
Herefordshire Council
P.O. Box 230
Hereford
HR1 2ZB

30th December 2013

FOR THE ATTENTION OF MR ROLAND CLOSE

Dear Sirs,

Full planning application for a replacement Dwelling following:

Pre-Application Advice for Proposal to replace existing dwelling – DMS/112129/CE

Altered as previously approved under extant Planning Permission DMSE/100567/F

At Lower Woodfield, Llangarron, Nr Ross-on-Wye, Herefordshire, HR9 6PN

Following my meeting with Mr Roland Close at the above site on 17th July this year, and our various subsequent emails and telephone conversations which carried forward advice under the above pre-app application, I now submit drawings for a full planning application for the replacement of the existing dwelling at Lower Woodfield.

Mr Close has already viewed block plans for the siting of the proposed buildings and suggested acceptable sizes in plan depths, roof pitches and building heights to eaves and ridges. He has supplied me with photographs of schemes for dwellings within rural landscapes, which he considers to be displaying acceptable aesthetics and styling for a modern interpretation of the house type in this location.

However, he has also suggested that any further pre-application feed-back on the final designs would, at this stage, incur a second pre-application fee. Therefore, my Clients have made the decision to submit the application in full as they feel confident that they have closely followed advice given in the past year, that the resulting design is in line with this advice and is ready to be considered under a full planning application.

I have referred to two key previous application references at the top of this letter, and it will be assumed that the case officer will be familiar with these and with the nature of the previously approved scheme for replacement of outbuildings, conversion of a barn to residential annexe and almost complete demolition of the existing dwelling on the site in order to construct the extensive alterations/extension. The current owners purchased the house and surrounding land around the time of the approval of application DMSE/100567/F but were not the applicants of this application.

Later applications have already been submitted and approved for minor alterations to the barn annexe and for the written approval of all relevant conditions under the planning application. Works have been carried out to convert the barn structure and to demolish various existing outbuilding to make way for new approved outbuildings. Therefore the approval DMSE/100567/F is now extant and it is within the context of this approval that Mr Close and I have been holding discussions; with my Clients' desire that any resulting major construction on this site should have a more energy efficient, environmentally responsive design with a gentler, more subtle aesthetic.

Should you have any queries on the package of drawings or require copies of any of the correspondence which has been received and sent in the past year, or should you wish to discuss any matters, please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours faithfully,

Sarah Browne

Enc. Full planning application for replacement dwelling at Lower Woodfield