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The Rock
Richards Castle
LUDLOW
SY8 4ES

Submitted online 17-07-18 @ 8:52
Ref 142193

Mr A Prior
Principal Planning Officer
Herefordshire Council Planning Services
PO Box 4
HEREFORD
HR1 2ZB

REGISTRY
27 AUG 2019
RECEIVED

16th July 2018
Dear Mr Proir

OBJECTION

Planning Application No: P182162/F

Upper House, Castle Road, Richards Castle SY8 4ER

We wish to object to the above planning application lodged by Mrs Louise Choblet, for the following reasons:

The proposed property is outside the Richards Castle development plan.

The immediate area surrounding the Rock crossroads is a charming piece of old Herefordshire. The buildings along Woodhouse Lane (Rock Cottage, The Rock, the large barn of Rock Farm) are all orientated north-south along the Woodhouse Lane. However, the proposed property is orientated north east – south west (for reasons of solar gain as explained in the energy statement). But in changing the orientation, the proposed new property will be out of keeping with this historic layout.

The majority of our house, known as The Rock, is of black and white timber construction with the central part of the house dating back to the 17th Century. It is similar in style to Rock Cottage, so to build an executive home in between both houses demonstrates a lack of empathy with the existing architectural heritage. Border Oak are already constructing executive homes in the village within the Richards Castle Development Area.

The existing hedge is not noted on the planning application under section 15. The proposed boundary is described as a three rail timber ranch fence. If this

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fence is to replace the hedge, then this will substantially change the character of this section of Woodhouse Lane.

Our house, The Rock, runs immediately adjacent to Woodhouse Lane. As such, we hear every vehicle that passes and the road can be very busy, especially with agricultural traffic. Mrs L Choblet has already obtained planning permission for a new entrance relating to the conversion of the stone barn. To create yet another entrance so close to the crossroads will create an additional traffic hazard.

There is an ancient stream that is shown on the map (scale 1:1250) which runs in a culvert on the roadside of the proposed property. Substantial engineering may be required to rebuild this culvert and move the existing raised manhole which is located near the proposed new drive entrance. Based on the drawings submitted, it is our understanding that the new building would be within 20 meters of this stream, but this is not noted in section 12 of the planning application.

No mention is made of the electricity pole that is located in on the site of the proposed property. This pole supplies electricity to four properties, including our house, Rock Farm and Rock Cottage. Presumably this will have to be re-located?

The proposed property is not for Mrs L Choblet to live in, [REDACTED]
[REDACTED] We are not talking about a proposal for affordable housing as Mrs Choblet has a very fine existing home. [REDACTED]

[REDACTED]
[REDACTED] The [REDACTED]
barn conversion is a separate [REDACTED] matter and should not be linked to the proposed new building.

On the basis of the objections raised above, but particularly to preserve this charming microcosm of old Herefordshire, we would ask that you consider rejecting this planning application.

Yours sincerely

Dr T and Mrs G E Wain-Hobson