

Planning Statement

Proposed single dwelling on land within the curtilage of No.18

Trenchard Avenue, Credenhill, Hereford HR4 7DX

The Site

The proposal is for a small dwelling within the current garden of 18 Trenchard Avenue in the village of Credenhill.

The site lies within the main settlement of Credenhill and therefore the principle of residential development is acceptable subject to compliance with the relevant policies of the Herefordshire Unitary Development Plan. These being design, impact upon the character of the area amenity of nearby properties and residents, highway safety and parking provision.

Design

The proposal will be of a scale to match that of the other properties in Trenchard Avenue. The ridge and eaves heights will align with No.1 Cranwell Drive and 18 Trenchard Avenue and the small ground floor projections will be no greater than those that have been added to other properties in the avenue.

The main walls to the front and rear will align with those of No.1 Cranwell Drive.

The facing materials will be the nearest match in colour, texture and profile to that of the surrounding properties.

There will be enough amenity space at the rear for a shed in which to keep bikes securely and undercover and waste/recycling bins, a demountable washing line and small garden area. Access to the rear will be available from each side of the dwelling.

The existing close boarded timber fence with concrete posts to the roadside (north east elevation) will be removed and replaced with a small hedge and pedestrian gate.

Two car parking spaces will be constructed on the verge using permeable block paving.

Drainage

The foul drainage will be connected to the existing mains foul sewer serving the whole of Trenchard Avenue via the existing inspection chamber within the applicant's garden as shown. It will not be necessary to make a new connection in the adjacent roadway.

The storm drainage will be connected to the existing storm drain within the site as shown and this connects with the mains storm drain serving the whole of Trenchard Avenue and Cranwell Drive, the outfall of which is the pond off Mill Lane.

Access

Access to the dwelling will conform to current Building Regulations Part M(4) (2016)

Justification

The existing site is large enough to take a small dwelling whilst keeping a decent area of amenity space for the existing dwelling. It will serve as a good starter home and help with the shortfall of the county's housing needs. A similar application was approved at No. 7 in 2015.

Planning Obligations

Should planning be approved the applicant wishes to take advantage of the current suspension of the payment of planning obligations by commencing the development within 12 months of the date of approval.

Ref. 1842.03