

**241746 - PROPOSED SELF-BUILD DWELLING AND GARAGE
AT LAND AT SUGWAS POOL HOUSE, SWAINSHILL,
HEREFORDSHIRE, HR4 7QD**

**For: Mr James per Mr Stephen Vaughan, The Heathers, 74
Ross Road, Hereford, Herefordshire, HR2 7RL**

ADDITIONAL REPRESENTATIONS

One further letter of representation has been received, the material planning considerations of which is as follows:

“With this being the last piece of land a new build can be built on, and after 4 have now been approved on the lane over the recent years, nothing has been done to improve safety at the junction which has been raised before on previous applications. Of which the planning inspectorate says no more should be built until improvements have been made.”

OFFICER COMMENTS

The additional representation raises no new material planning considerations and the highway aspects of the proposal are discussed extensively between paragraphs 6.33 and 6.44 of the officer report inclusive.

Further to a query raised during the site inspection meeting by members, a research of accident data via the Local Highway Authority has been undertaken and there have been no accident records for the A438 Sugwas Pool junction over the preceding 5 years (1/1/2019-10/12/2024). The last accident recorded was in 2015.

The Planning Inspector in respect of the appeal decision at Appendix 1 does not view that no further development should be permitted. It is for the decision-maker to assess each application on its own merits and constraints.

NO CHANGE TO RECOMMENDATION