

DCSE2005/1011

COLIN GOLDSWORTHY MBIAT MaPS

DCSE05/1011/F

05/445/CG

21st April 2005

Herefordshire Council
Planning Services
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HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
22 APR 2005	
To: <i>MUR</i>	File:
Ack'd: <i>27/4</i>	File:

For the attention of Mr S Holder

BRITISH INSTITUTE OF
ARCHITECTURAL TECHNOLOGISTS

Dear Steve

**LAND ADJOINING HILLINGDON WALFORD ROAD ROSS ON WYE
REF. DCSC2005/1011/0**

I am writing to object to the above planning application on behalf of Mr & Mrs P Watters, who live at Ashcroft, next door to the application site.

We are surprised that the application, which is in a conservation area, is in outline only. The current policy C23 and the emerging policy HBA6 both carry notes indicating that generally only detailed applications will be accepted and outline applications only in exceptional circumstances, where layout and appearance are not material factors. C23 also carries a note suggesting street elevations may be required showing adjacent properties. Layout and appearance must definitely be material factors and were a street elevation to be submitted, showing before and after detail, it would be very evident why.

The gaps between the Church, Ashcroft, Hillingdon and Grosmont House are consistent and form a regular pattern of development. The application site is right in the middle of this section and if developed, would ruin the present pattern. This would then make development of the other two gaps difficult to resist and do nothing to preserve or enhance this part of the conservation area.

HBA6 part 3 states 'where the building line, plan form or density are important characteristics, proposals should integrate successfully into this structure'. By any standard the proposal could not be judged a success. It is a massive intrusion.

The application form states that no trees are to be removed. A site visit will confirm that this is not so. Were the application to be approved, planting would be removed and would substantially affect the established pleasing appearance in this gap. HBA6 part 6 and C23 part ii supports the retention of this planting.

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The glazed door at ground level and the bay window at first floor level in the side elevation of Ashcroft currently enjoy a bright open southerly aspect. The proposed building, because of its mass and close proximity, would destroy this and infringe on their right of light.

The proposed bay side windows would overlook both Ashcroft and Hillingdon.

The very private and much used rear garden of Ashcroft would be very severely overlooked by the new dwelling.

The amenity space left for the benefit of Hillingdon is too small for a property of this size. Most of what is left is taken up for car parking and driveway.

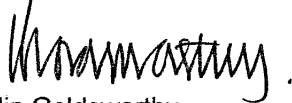
The alterations that will be required to Hillingdon have been ignored. The car parking arrangements indicated on the block plan shows the formation of new parking spaces and these should be part of the application. The form states that there are two existing car spaces (which served Hillingdon) and there will be three proposed. To serve both properties the applicant has shown six spaces.

On the block plan the existing garage is shown to be demolished. A new garage is shown built tight to the boundary, but no mention other than graphically is made regarding this structure. It is potentially another intrusion on Ashcroft.

It appears that the intention is to copy the Hillingdon dwelling. This in itself is going against the free form character of this area by introducing repetition. The quality and accuracy of the detail submitted with this application is **very poor** and is a clear indication of the level of thought that has been adopted when considering its impact in this beautiful part of Ross.

We trust that this application will be refused for the reasons stated above.

Yours sincerely,


Colin Goldsworthy.

