

## Reed Parish Council

### Re.: 21/02456/FP Detached 3 Bedroom Dwelling Next to 3 Hobbs Hayes, Reed

Reed Parish Council objects to this application for reasons set out below.

The present application follows one made previously (20/02012/FP) for a 4-bedroom dwelling on the same site, which was refused by the Planning Authority in November 2020. The terms of the Authority's refusal of 20/02012/FP and points made by this Parish Council in responding then are relevant to the present application.

#### **Design Deficiency & Impact on The Reed Conservation Area**

A substantial reason for refusal of the present application is its design and its adverse impact on the Reed conservation area.

We note that reason 1 of the 2020 refusal decision was as follows:

*“By reason of its position between two dwellings in what is a prominent space addressing the village green and cricket ground, the proposed development would occasion harm to the distinctive and spacious feel of the settlement and thereby the significance of the conservation area. This harm would be at the upper end of 'less than substantial' but nevertheless amount to harm to the significance of the heritage asset. This identified harm would render the proposal contrary to the NPPF, specifically paragraphs 130 and 196, and policies HE1 of the Submission Local Plan.”*

All of these points and all the reasons for refusal adduced here apply equally strongly to the present application. Though the present application is for a 3 bedroom rather than a 4 bedroom dwelling the building's footprint is not significantly reduced and its visual impact at this point in the conservation area is not materially changed. The present proposal would, like the 2020 application, *“occasion harm to the distinctive and spacious feel of the settlement and thereby the significance of the conservation area.”*

In its response to the 2020 application Reed Parish Council commented as follows on matters of style and design in the proposed location:

*“The new building will be positioned in a significant and conspicuous place in the village prominently visible from the south in Church Lane, from across Reed Green, and eastwards down Blacksmith's Lane. Given this prominence and the multiple views, effort ought to be made to further harmonise the new build with the look of the two houses surrounding it. This would contribute to make a positive contribution to the conservation area in line with NPPF paragraph 185.”*

The present application makes no attempt to address the reasons for refusal set out under 1 of the November 2020 refusal decision. Furthermore, like the previous application, the proposed plans make no attempt to stylistically reference or to harmonise the proposed new building with the adjacent houses - something which

would be essential, given the prominence of the site in the village landscape and its position in conservation area. These are compelling reasons to refuse the application.

### **Safety**

In 2020 the Parish Council expressed concerns about vehicle access and the provision of off-road parking for the existing house at 3 Hobbs Hayes and the proposed new dwelling.

In its decision notice, the Planning Authority commented:

*“The new vehicular crossover is unsatisfactory to serve the proposed development by reason of its proximity to the nearest junction and restricted visibility to the east. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety.”*

The present application seeks to address this matter by combining the crossover for both houses. In our view, this fails to answer the safety concerns expressed by the planning authority which related to the new crossover, not the existing one.

We are also unpersuaded by the arguments in the applicant’s transport statement. The proposed new point of access is at the start of the blind bend between Blacksmith’s Lane and Hobbs Hayes which severely restricts visibility to the east. It is also opposite a main junction in the village, that with Church Lane. The bend forms part of a major access to the village, the school and the Joint and is also a bus route. These factors, plus the additional traffic created by the proposed new dwelling, adding to that produced by the new 4-bedroom infill dwelling (currently being built out) next to 4 Hobbs Hayes at the eastern end of the blind bend, taken together would remain detrimental to highway safety both for vehicle users and pedestrians.

Therefore, added to point 1 above highway safety is a reason for refusal.

### **Accessibility**

In application 20/02012/FP, lack of facilities for pedestrians and people with disabilities to link with the existing provision was expressed as a third reason for refusal. It is not clear to us that this point had been addressed adequately or at all in the new application and, for consistency, we invite the planning authority to consider this aspect in reaching its determination.

### **Summary**

In summary, Reed Parish Council asks the Planning Authority to refuse this application on grounds of its adverse effect on the Reed Conservation Area and its detrimental effect on highway safety.