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Sent:11 May 2021 16:47:19 +0100
To: Development
Subject: Planning feedback

Hi

AVA/2021/0415 - Kalamunda , Hob Hill Hazelwood

Subject Application is for a home office and an exercise / wellness facility , remote from the main dwelling and accessed by a hard walkway . The title for Kalamunda is in two separate deeds , DY200526 , and DY259026 . The former has a tilted L shape to the north and the west of the main dwelling and incorporates most of the plot occupied by Hob House ; the latter incorporates Kalamunda itself and its garden . We refer to the former as the Paddock , and whilst it is mown, it is not used for social / recreational purposes .

There are a number of issues contained in the Application Design Statement which require comment and / or correction .

Para 5 / p3 under Location and Policy states Suitable locations for development are stated to be on the edges of existing settlements and developments .replacements. The Hazelwood Neighbourhood Plan (HNP) NP1 is clear on this issue , requiring development to be within and well integrated with the existing settlement . This is a critical policy element of the HNP , and seeks to protect existing boundaries . The phrase on the edge of is loose and would allow breakthrough of existing boundaries into the countryside and wide green spaces which typify Hazelwood .

A similar stretch of meaning appears in para 7 / p3 , New development in the form of an adjacent building , as in the case of the case of the Application proposal will , in compliance with the HNP , ***be limited to sites adjacent to , and within the domestic curtilage ,*** of dwellings in existence . This also conflicts with HNP NP1 for the same reasons set out in the para above .

These issues become relevant when one considers the location and site plan submitted with the Application . In this Dwg., the boundary line of the paddock immediately north of Kalamunda and travelling roughly W to E , has been

changed to a shallow V pointed North , so that the proposed new building sits entirely in the garden of Kalamunda . If the Title Deed boundary is respected , the new build would break into the paddock .

This manipulation of the boundary lines would seem to be an attempt to justify the position of the new build as being within the domestic curtilage , when IT CLEARLY IS NOT . The Dwg appears to be wilfully inaccurate , and it is clear that the proposal fails , by virtue of its position , to protect the character and harmony of the landscape on the area , and is therefore environmentally unsustainable .

NP2 and NP6 of the HNP relate and refer to the Village Design Statement , and foresee In 15 years time Hazelwood Parish will be relatively unchanged ..a rural area with its character in harmony with the landscape . This will be achieved by protecting and maintaining the character of the built environment and preserving the landscape .that special landscape which defines the Parish and will continue to inspire the Community . The proposal will introduce an 8 metre high building intruding into the sweeping views enjoyed by the neighbouring properties to the East up Hob Hill , will cause great HARM to the landscape at that point , and will be unsustainable in environmental terms .

It is also relevant to consider the requirements of the NPPF in regard to the character of the area and of the Parish in general . para 8 requires development *to contribute to protecting and enhancing our natural , built and historic environment* . para 170 requires *Planning .decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside* .

The recent Application AVA/2020/0329 , further down the Hill , was refused by AVBC on the grounds set out in the preceding two paragraphs , and supports the contention that the subject Application does harm to the open rural landscape, and is hence environmentally unsustainable .

It is difficult to believe that there are not opportunities for an alternative alternative proposal involving extending the main dwelling on the north side , or by restructuring the currently approved Application AVA/2019/0984. , in which the social and business aspirations of the Applicants could not be achieved . However the proposal as it stands clearly breaks into open countryside , causing

harm to the character of the local countryside , and is by consequence environmentally unsustainable . The Application should be refused .

From Keith Walker Hazelwood parishioner

Kind Regards

Laura Storey

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[redacted]