AVA/2025/0764 - Kalamunda , Hob Hill Hazelwood

This Application is made in outline , so rendering it difficult to assess in respect of design , scale or massing considerations of the new buildings foreseen in the Application. These matters can and will only be judged when and if the Application process for the site on Hob Hill proceeds . Hazelwood Parish Council will therefore consider this Application in terms of it's location , and of the wider planning policy relevant to the area .

Policy NP1 of the Hazelwood Neighbourhood Plan 2016 – 2040 , confirms support for " single dwellings on sites within one of the seven settlement areas at ……..and well integrated within an existing group of residential buildings , subject to the following criteria…

And " Development proposals for more than one dwelling will only be supported where , in addition to being in accordance with the criteria in part 1 of this policy , it is also demonstrated that the proposed development *will meet an identified and evidenced local housing need* .

Assuming that the proposal will match the current Kalamunda footprint as " the Farmhouse", it will also create **three new dwellings** . It consequently fails NP1 , both in number , and it's failure to evidence the **need** to breach the " single dwelling " direction of NP1 .

The PC expects clarity from developers on this issue . It is too simplistic to assume that the current national house building strategies which are given wide press coverage are a " build at all costs " drive in which new builds are necessarily positive and beneficial. NP1 is designed not only to direct the location of new development , but to control the rate of housing expansion in line with historic patterns .

If there is a " need " for development in Hazelwood , the PC would believe that present Parishioner population is well able to manage that need for themselves .

The Application would seem to assume that the Application site is " brownfield " or " previously developed " land . The PC would argue it is neither . It has recently been designated as garden for Kalamunda as is set out in the Planning Statement , despite there being evidence only limited to the removal of fences and mowing . Appeals history in Hazelwood Parish would support the PC's view that it is fundamentally part of the chain of open green spaces along Hob Hill and elsewhere which characterize the settlements of Hob Hill and Nether Lane . That the space may also be " garden "does not change it's contribution to the landscape character , and the Application would therefore seek to intrude into the bucolic landscape setting of Hob Hill at that point , and cause HARM to that setting .

Kalamunda currently sits in relation to and with Hob House , which was built prior to the adoption of the Hazelwood Neighbourhood Plan . There is a large open green space to the south , and a curtain of trees to the north which isolate Kalamunda from relating to existing development to the north . Garden House lies to the SE across Hob Hill , and is not of a built style which relates to Kalamunda . It is therefore not possible for the PC to accept that the new proposal would be " within and well integrated with " the existing settlement , nor to be " sympathetic to the character of the local countryside and landscape " .

The PC considers that the recent Appeal decision, reference APP/M1005/W/25/3369730 , in relation to a refusal by AVBC of Planning Application AVA/2024/0702 , which also proposed three new dwellings in an area higher up Hob Hill , has some relevant direction . In para 14 of the Appeal decision (refusal,) the Inspector notes that the reference in the Application for the " need " for new development is not supported by **identified evidence of such need** , which would tend to support our similar argument earlier in this response .

In summary ,and bearing in mind that the Application is in Outline form , the PC consider that the Application has failed to demonstrate the local need for the new pattern of development proposed , would be unsympathetic to the nature of the landscape in the area , and does not relate to the built environment locally , not being within and well integrated with the wider settlement along Hob Hill .

The PC submits that the Application should be refused …

Hazelwood PC 05-12-2025