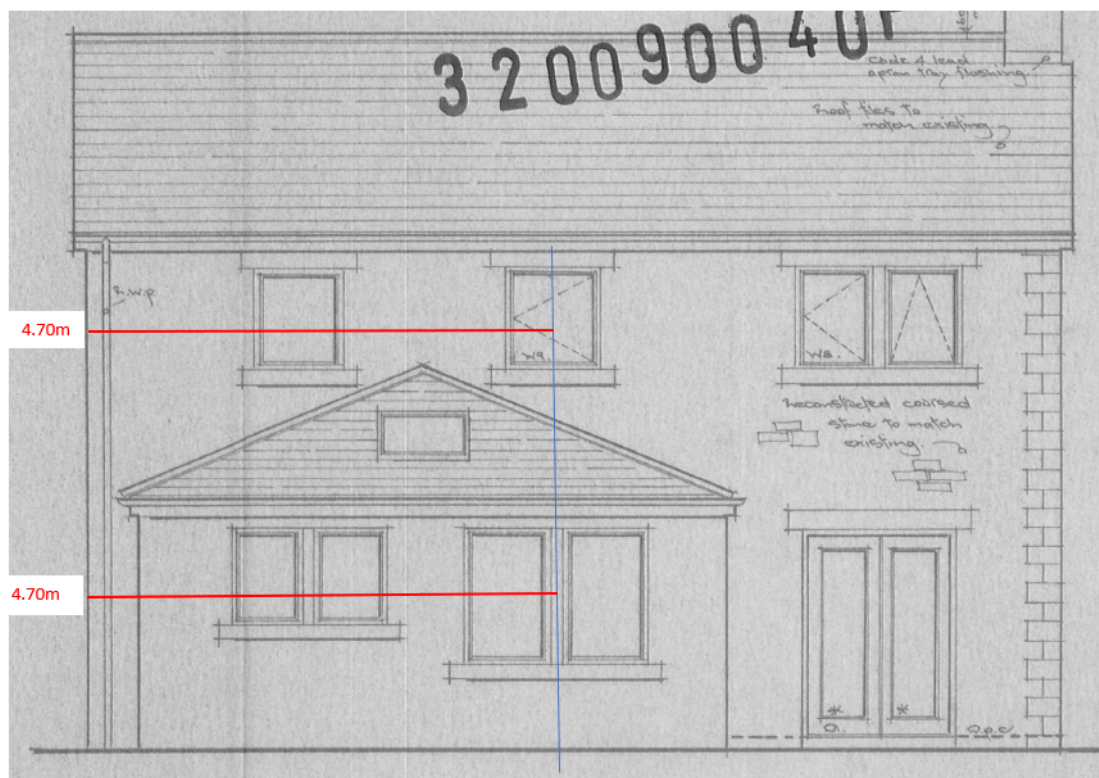
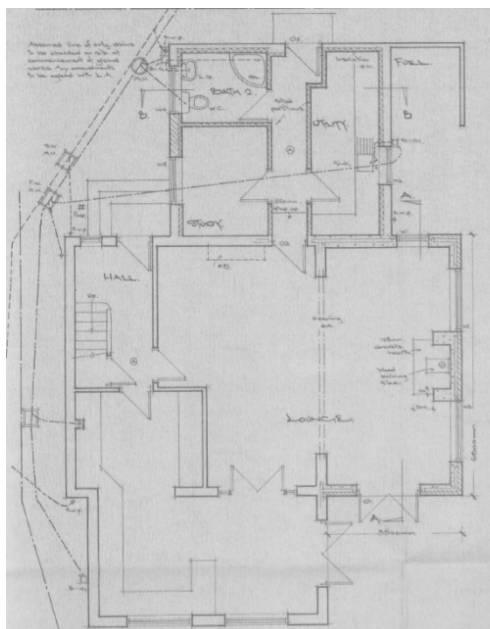


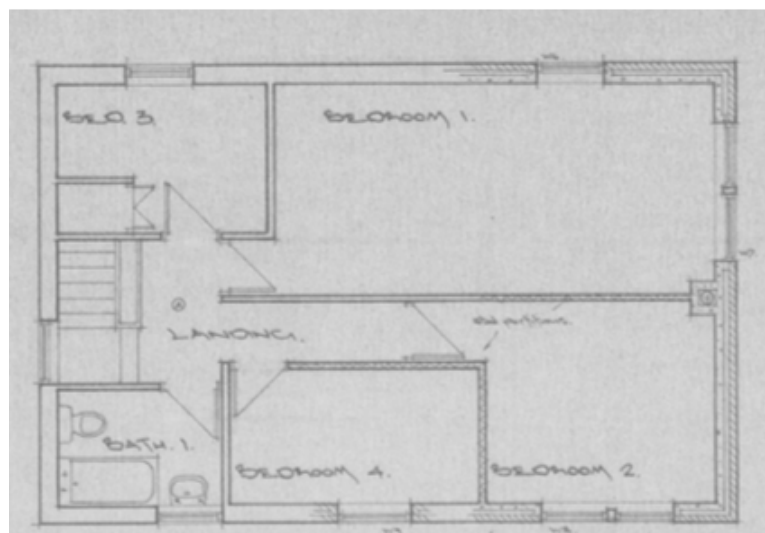
## Doc 15: 10 Back Lane Rear Elevation with Numbered Windows



**Rear Elevation**



**Ground Floor Layout**



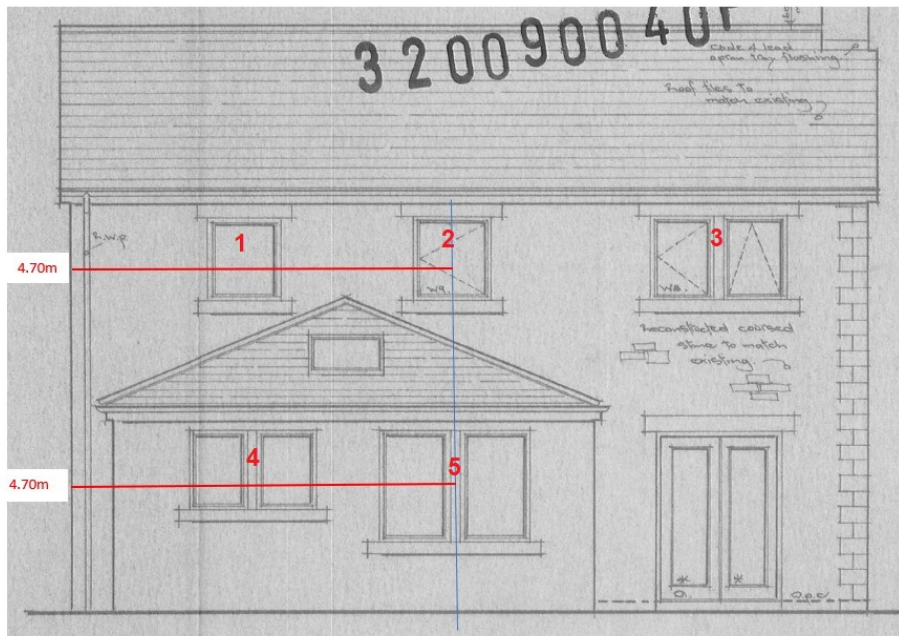
**First floor layout**

**Window 1 (bathroom)**

**Window 2 (bedroom subject to the 45 degree rule)**

**Window 4 (kitchen)**

**Window 5 (dining room subject to 45 degree rule)**



**The relationship between the rear of 8 Back Lane (right) and 10 Back Lane (left)**

## Doc 16

**From:** Harriet McCartney <[Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)>  
**Date:** 1 October 2019 at 14:00:59 BST  
**To:** erika eden-porter <[erikaedenporter@yahoo.co.uk](mailto:erikaedenporter@yahoo.co.uk)>  
**Subject:** RE: 8 Back Lane Amended Plans

Erika,

Thank you for those plans, however I still feel that the proposed front extension exacerbates the existing poor relationship and this will not be supported by the LPA.

With regards to the rear, the proposal will result in a significant loss of light to the first floor bedroom at the rear, the window to which lies just off centre to the elevation, and as such is not considered to be acceptable.

Once again I would recommend the application be withdrawn or a refusal will be issued in due course.

Thanks

**Harriet McCartney**  
Assistant Planning Officer  
Ribble Valley Borough Council  
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA  
Tel: 01200 414500 Fax: 01200 414487  
Email: [Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)  
Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**From:** erika eden-porter [<mailto:erikaedenporter@yahoo.co.uk>]  
**Sent:** 30 September 2019 14:13  
**To:** Harriet McCartney  
**Subject:** Fwd: 8 Back Lane Amended Plans

---

Attachment(s) in this email have been cleaned of potential threats by Ribble Valley Borough Council's Threat Prevention System.

Attachment(s) have been modified.

---

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Harriet

Further to your last e-mail, I attach for your consideration a plan showing the correct splay to the front parking area and a reduction in the depth of the front elevation which results in an overlooking distance to the rear of No.12 Back Lane of 21m. I note that the relevant policy DMG1(3)(3) requires adequate privacy distances and I consider that the reduction in depth would be found to be in accordance.

I have also provided a plan that shows the 45 degree splay from the nearest habitable room window at No.10 Back Lane together with a sun path analysis. You will see that the extension does not encroach into the 45 degree splay and that given the orientation of the gardens, this should provide you with the comfort that adequate daylight is provided/maintained in accordance with Policy DMG1(3)(3).

I would ask that these plans are considered as amendments and additional supporting information and that the application as amended be determined rather than withdrawn.

I trust that this is satisfactory however should you wish to discuss further please do not hesitate to contact me by e-mail or on my mobile 07941725839.

Kind regards

Erika Eden-Porter

## Doc 17

On 20 Sep 2019, at 10:53, Harriet McCartney <[Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)> wrote:

Hi Erika,

Thank you for your email,

I visited the site on Wednesday so now have that benefit to inform my decision. My thoughts are as follows:

Rear Extension-

Due to the orientation of the application property and based on the level of information I have received in terms of plans, the proposed extension will result in an unacceptable loss of light to a first floor rear bedroom. In order to result in no loss of light the first floor element could only project approximately 1m from the existing rear elevation.

I note your comments regarding Permitted Development. The proposed extension (projecting 3m) would not meet the criteria detailed within the General Permitted Development Order (Schedule 2 Part 1 Class A (i)), and so this argument cannot be applied. If this is an option you wish to explore I would recommend submitting a certificate of lawfulness.

~

Front Extension-

The existing situation represents a poor relationship between the two properties (8 & 12) this existing relationship does not justify exacerbating the harmful situation by introducing built form and windows within 20m of the rear elevation of the aforementioned neighbour for merely aesthetic reasons.

Following my site visit I also have serious concerns regarding the available parking and how this would be further reduced by the proposed extension. I note that the site plan is not accurate in its presentation of the front area and the actual wall slants to accommodate the parking at number 10.

~

As such based on the current level of detail and the proposed plans, I will be recommending the application for refusal.

Kind Regards

**Harriet McCartney**  
Assistant Planning Officer  
Ribble Valley Borough Council  
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA  
Tel: 01200 414500 Fax: 01200 414487  
Email: [Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)  
Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)



## Doc 18

**From:** Harriet McCartney <[Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)>  
**Date:** 7 October 2019 at 11:29:06 BST  
**To:** erika eden-porter <[erikaedenporter@yahoo.co.uk](mailto:erikaedenporter@yahoo.co.uk)>  
**Subject:** RE: 8 Back Lane Amended Plans

Hi Erika,

To avoid further confusion please see below my main concerns at this moment with regards to the development and therefore the reason my current recommendation would be a refusal:

- The proposed front extension exacerbates the existing poor relationship with the neighbour to the north.
- A loss of day light, sunlight and resultant shadowing to the first floor windows as well as the kitchen bellow (which is not a habitable room) and the rear garden amenity space
- Possible overbearing impact on both the host property and the neighbouring dwelling.

If you wish to put in a CLD to prove the first floor would meet the regulations if it extended 3m, you are welcome to however having looked at the plans I do not believe it would, and so cannot be used as a fall back.

I would strongly suggest that the proposal be withdrawn as there is no longer time within the current application to assess any amended plans as a re-consultation will be required. I will gladly look at amended plans before a resubmission is made, and let you know my thoughts.

However if I do not receive a confirmation of the withdrawal of the application by the end of this, I will be recommending it for refusal, at which point, as I'm sure you are aware, it is your right to appeal that decision with the inspectorate.

Kind Regards

**Harriet McCartney**  
**Assistant Planning Officer**  
Ribble Valley Borough Council  
Council Offices, Church Walk, CLITHEROE, Lancashire, BB7 2RA  
Tel: 01200 414500 Fax: 01200 414487  
Email: [Harriet.McCartney@ribblevalley.gov.uk](mailto:Harriet.McCartney@ribblevalley.gov.uk)  
Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)