



RIBBLE VALLEY
BOROUGH COUNCIL

31 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110703 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: TIMOTHY
Last name: BROWN
Company (optional):
Unit: House number: 43 House suffix:
House name:
Address 1: HAWTHORNE PLACE
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2HU

2. Agent Name and Address

Title: MR First name: STEPHEN
Last name: BIALECKI
Company (optional): S.S. BIALECKI LIMITED
Unit: House number: House suffix:
House name: 'ROSEDALE'
Address 1: BACK LANE
Address 2: GRINDLETON
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 4RZ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF 3 BEDROOM 2 STOREY
DETACHED DWELLING WITH ATTACHED
GARAGE. (RESUBMISSION)

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: **43** House suffix: House name: **HAKTHOLME PLACE**Address 1: Address 2: Address 3: Town: **CLITHEROE**County: **LANCS**Postcode (optional): **BB7 2HU**Description of location or a grid reference.
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

GRAHAM THORPE

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)**12/11/10**

Details of pre-application advice received?

**ADVISED OUR PROPOSALS
MEET POLICY DEMANDS
IN PRINCIPLE****6. Pedestrian and Vehicle Access, Roads and Rights of Way**Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ NoIs a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

DRAWINGS NO**7. Waste Storage and Collection**Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

SEE DRAWING NO 7006Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☐ No

If Yes, please provide details:

**IMMEDIATE NEIGHBOURS
ARE AWARE OF THE SCHEDULE
AT WITHDRAWAL****9. Council Employee / Member**Is the applicant or agent related to any member of staff or elected member of the council? ☒ Yes ☐ No

If Yes, please provide details:

**THE APPLICANTS SPOUSE
IS JEANETTE BROWN AN
EMPLOYEE AT THE TOWN
HALL.**

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	FACE BRICKWORK	SAME FACE BRICKWORK	☐	☐	
Roof	CONCRETE TILE	SAME CONCRETE TILES	☐	☐	
Windows	PLASTIC	PLASTIC	☐	☐	
Doors	PLASTIC	PLASTIC	☐	☐	
Boundary treatments (e.g. fences, walls)	TIMBER FENCE	SAME TIMBER FENCE	☐	☐	
Vehicle access and hard-standing	PAVING	SAME PAVING	☐	☐	
Lighting			☒	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

DOMESTIC GARDEN

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

DOMESTIC GARDEN

When did this use end (if known)?
 DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☐ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes☐ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			✓			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						1
Totals (a+b+c+d+e+f+g) =							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or ~~LOSS~~ of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.02

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

 30/08/11
CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATED**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

SP

30/08/11

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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SP

30/08/11

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☐ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

LOCATION PLAN

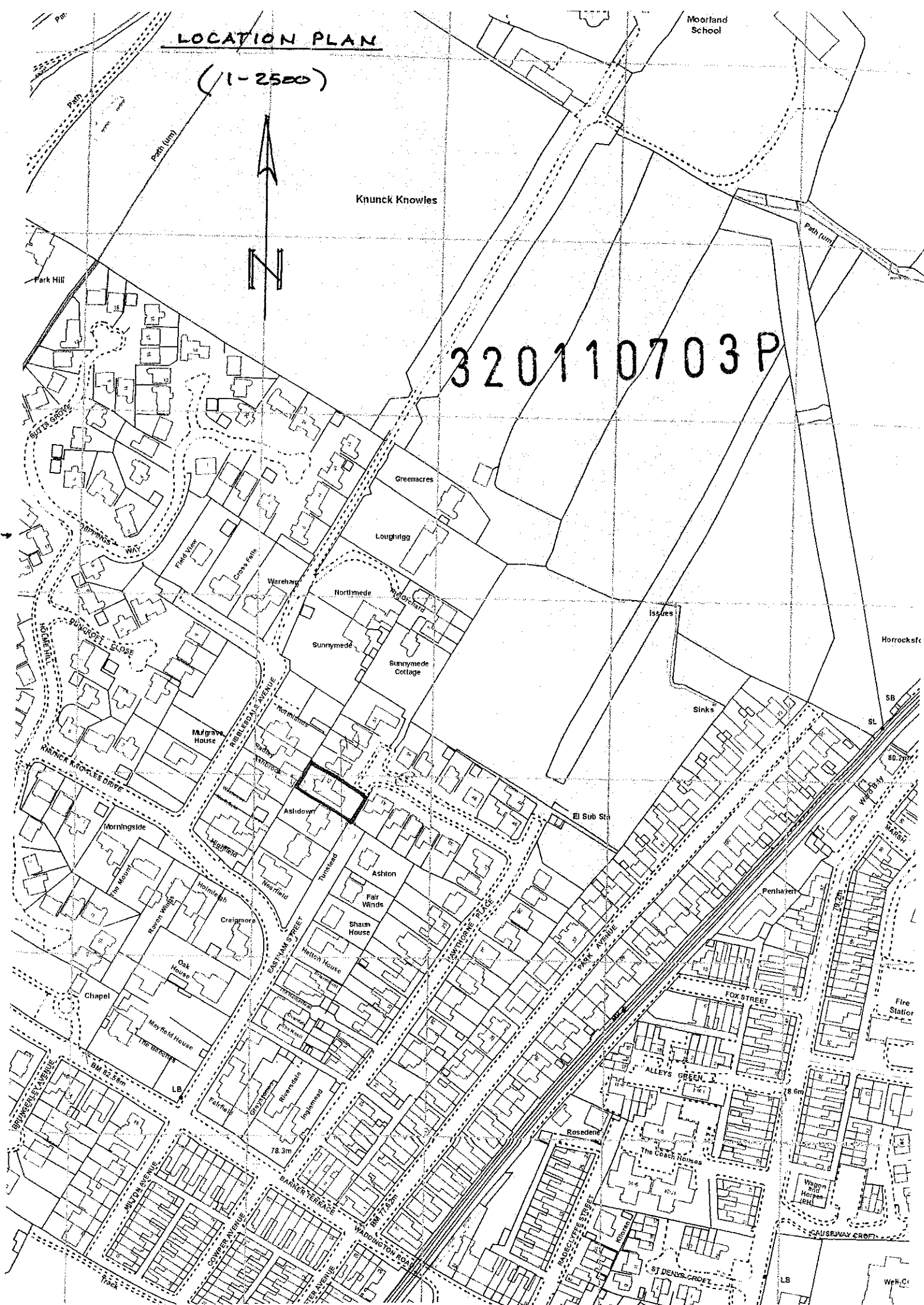
(1-2500)



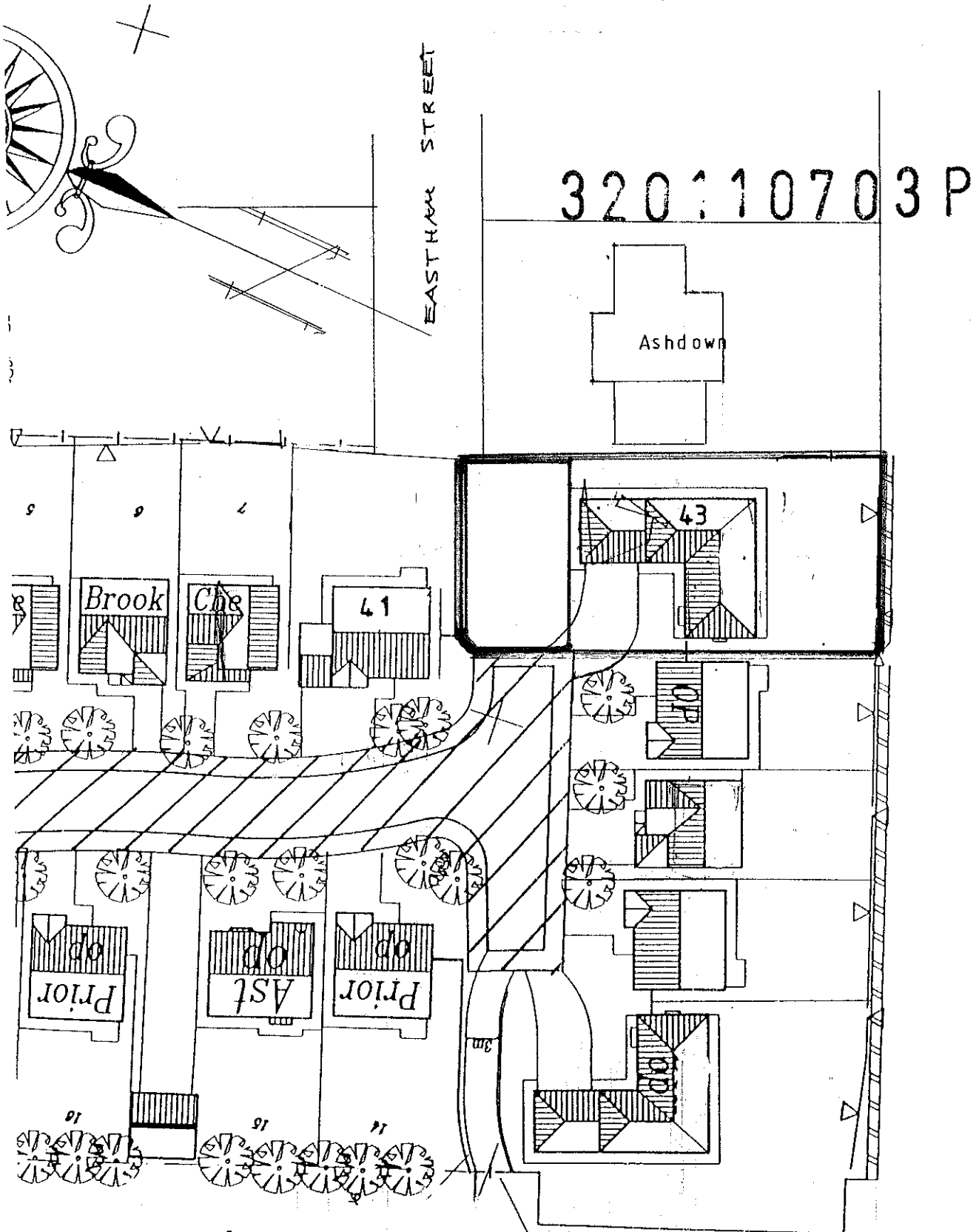
Knuck Knowles

Moorland School

320110703P



DRAWING NO 7005
BLOCK PLAN (1-500)

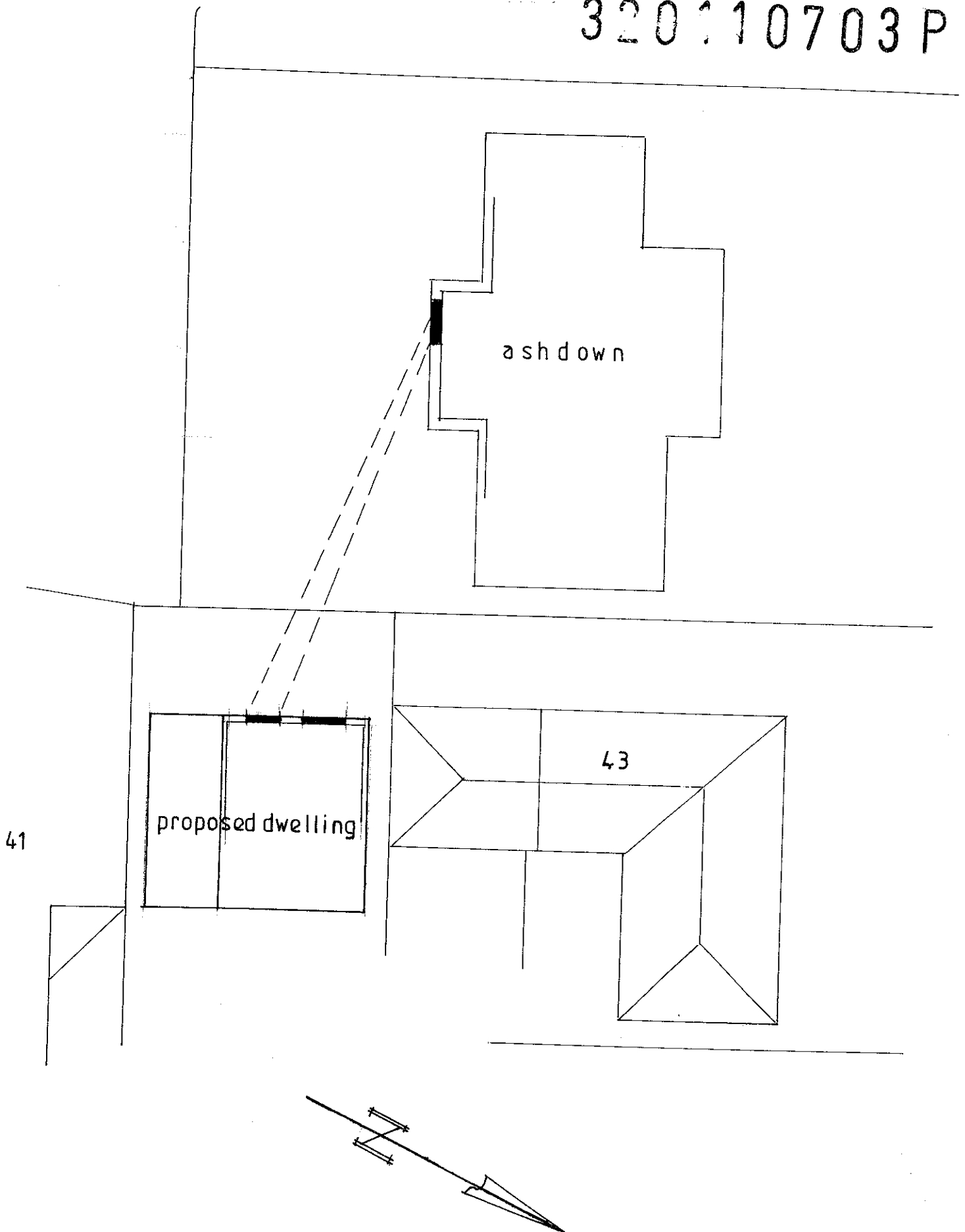


Drawing no 7008

Scale 1-200

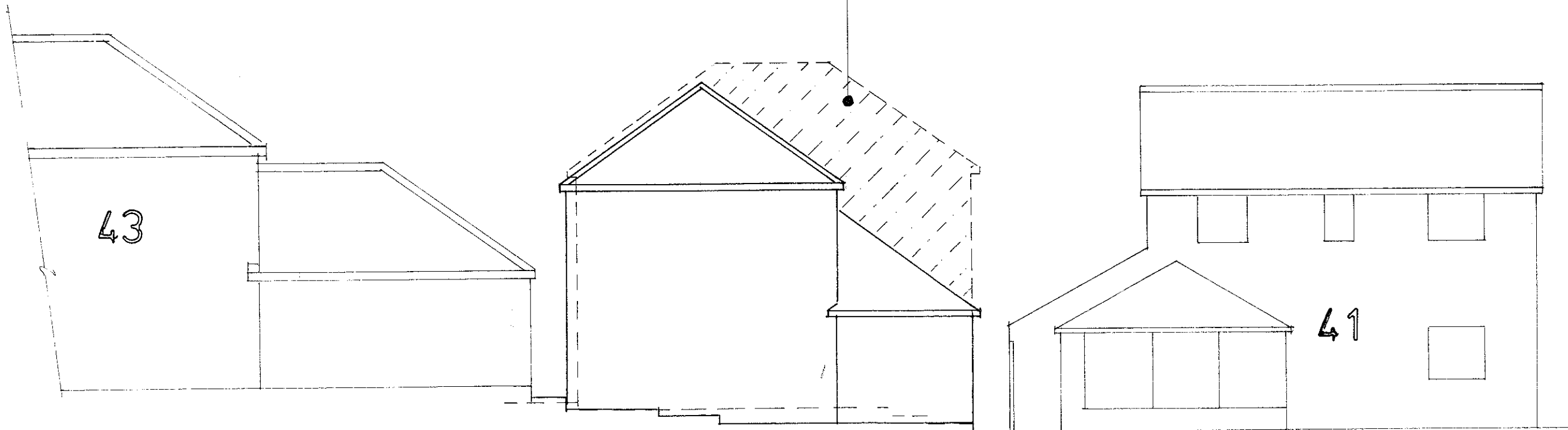
plan showing neighbouring first
floor privacy is not compromised

320110703P



shaded area showing previously
withdrawn scheme app no 3-2011-0315

320110703P



Proposed South West (rear) Elevation

S.J.Bialecki Limited Building Surveyors
Drawing no 7010
Scale 1:100
Proposed Rear Elevation
Proposed Detached House On Land At 43 Hawthorne Place Clitheroe

320110703P

PROPOSED
DETACHED 2 STOREY 3 BEDROOM
DWELLING
WITH ATTACHED GARAGE ON LAND AT
43 HAWTHORNE PLACE
CLITHEROE

DESIGN AND ACCESS STATEMENT

SR 27/08/11

320110703P

LOCATION

43 Hawthorne place ,Clitheroe BB7 4HU

ASSESSMENT

43 Hawthorne Place has substantial gardens to both north and south of the house, with ample vehicular access from the east on to the highway

The proposed development shall relate to the parcel of land to the south which is surplus to requirements in the form of a garden or essential amenity space .The parcel of land is oblong in shape and measures 10 80 x 17 40m

PLANNING HISTORY

An application No 3/2011/0315 was received by the R.V.B.C. Planning Department on 20th April 2011 for the erection of a 4 bedroom two storey detached dwelling.

During the consultancy period the application was met by several representations against the application principally relating to massing and open space.

We take on board concerns relating to all representations made in particular by the applicants immediate neighbours at 41 Hawthorne Place and despite the application complying with Planning Policy in principle we have withdrawn the application.

This application makes significant changes in design to mitigate neighbours concern..

PROPOSALS

To erect a 3 bedroom 2 storey house following design lines and same materials as existing and neighbouring properties

SITE LOCATION

The proposed house shall be located on the parcel of land between 41-43 Hawthorne Place providing a space distance of 800mm to the boundaries of each property.

A 4.50m deep rear garden to neighbouring boundary south west of the property and a 5.0m frontage to the highway north east of the property

8/3 27/08/11

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Relating to the rear garden, although its depth of 4.50m is less than back gardens to neighbouring properties, never the less this is not uncommon, adequate for its intended purpose, and more than suitable for potential owners who do not require a large garden.

DESIGN

The house is 2 storey under a full hipped roof with attached single storey garage under a 'Lean To' hipped roof.

GROUND FLOOR :- comprises lounge entering into open plan dining – kitchen with entrance hall and incorporated cloaks. The attached garage has a utility room to the rear.

FIRST FLOOR :- Three bedrooms (one with en-suite) bathroom and spacious landing area

Relating to impact on neighbours and Daylight – Sunlight issues we refer to the supplementary Planning Guidance as produced by Ribble Valley Borough Council.

IMPACT ON NEIGHBOURS (privacy and overlooking)

This issue relates to first floor habitable windows

There are no windows facing properties 41 and 43 Hawthorne Place.

There are 2 first floor habitable windows facing south west over the front garden of neighbouring property Ashdown.

Windows to habitable rooms at first floor level should be minimum of 21.0m for any such facing windows in neighbouring houses.

In this instance Ashdown is at 90° to the proposal. Drawing No 7008 demonstrates a space distance of 17.0m but hardly possible for privacy to be compromised.

Proposed bedroom 2 window is at a higher level to avoid over looking compensated with a velux light to avoid restriction of natural light

DAYLIGHT AND SUNLIGHT

The council will assess the impact using the methodology produced by the Building Research Establishment (B.R.E.) using the 45° degree rule both perpendicular and on plan

This rule in principle relates to habitable windows

SP 27/02/11

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Drawing No 7009 demonstrates both on plan and elevation neighbouring properties are not remotely compromised by illustrating the 45 rule.

Relating to property No 41 it should be noted the attached lean to garage fence and full height wall to the conservatory secure privacy daylight and sunlight at all times.

SPACE DISTANCES

Most properties within the development of Hawthorne Place have 2.0m space distances between 2 storey gables, refer to existing block plan Drawing No 7005.

The 2 storey gable to gable space distance between properties 41, 43 and proposed dwelling is 7.0m

The 7.0m separation distance includes attached single storey garages in particular between the proposal and 41 Hawthorne Place. Refer to Drawing No 7006 south west elevation showing the street scene is neither over developed or obtrusive.

The application site is not deemed a designated 'Open Space', so distant viewing does not become an issue.

When viewing the property from the front and rear the massing and visible impact has been dramatically reduced to that of the previously withdrawn scheme. See Drawing No 7010.

ACCESS AND PARKING

The integral garage measures 5.50 x 2.70m as apposed to the 6.0 x 3.0m recognised by highways policy a short fall of approximately 3.0m². This is compensated by the utility room providing 5.0m² also 2 car – spaces to the front giving a total of 3 spaces.

Existing kerb lines shall be adjusted – dropped to L.C.C. standards allow access to the new drive

SB 27/09/11