

Ribchester Parish Council

Mr J Macholc
Director of Development Services
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
LANCS BB7 2RA

ALAN ORMAND
Clerk to the Council
11 CHESTERBROOK
RIBCHESTER
PRESTON PR3 3XT
Tel: 01254 878453

2 March 2012

Dear Mr Macholc

PLANNING APPLICATION No: 3/11/0999

Application: Proposed rear single storey extension to include kitchen, utility and WC

At: 9 Ribblesdale Road, Ribchester

I am directed to inform you that, subject to the following observations, my Council raises NO OBJECTION to this application.

9 Ribblesdale Road lies just within the northern boundary of the Ribchester Conservation area. In the 2006 Conservation area appraisal document it is listed as a 'building of townscape merit' and as such considered to make a positive contribution to the character and appearance of the conservation area.

The appraisal document goes on to say that where possible the original doors and windows should be retained or, if this is not possible, any replacement should copy the original in materials, design detail and paint finish. With this in mind the Council points out a contradiction in the documents submitted with the application:

On page 3 of the application is a statement that it is proposed to replace doors and windows with UPVC, while at para 1.13 of the design statement the proposal is for replacement in wood.

In the spirit of the Appraisal document The Council would prefer a 'like for like' replacement.

Yours sincerely

I A ORMAND
Clerk to the Council

cc: Cllr Ian Sayers