

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION**APPLICATION NO:** 3/2012/0862**DECISION DATE:** 20 November 2012**DATE RECEIVED:** 26/09/2012**APPLICANT:**

Mr & Mrs Patel and Mr Moosa
239 Garstang Road
Fulwood
Preston
Lancs
PR2 9XD

AGENT:

Cassidy + Ashton Group Ltd
7 East Cliff
PRESTON
Lancs
PR1 3JE

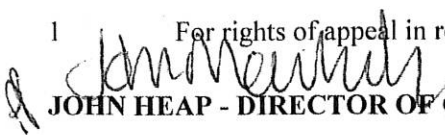
DEVELOPMENT PROPOSED: Outline application for 9 dwellings.**AT:** Fell View Barnacre Road Longridge Lancashire PR3 2PD

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed housing layout is considered to be cramped and will over-develop the site, out of keeping with the local distinctiveness of the area, and the scale and subsequent massing of the row of seven properties that face onto Barnacre/Inglewhite Road will also appear overly dominant and unsympathetic with both the streetscene and the neighbouring dwellings in terms of its size, intensity and nature. Approval of the scheme would therefore be contrary to guidance within the NPPF and Policy G1 of the Districtwide Local Plan by virtue of its cramped layout, the excessive scale, massing and design of the housing and the inappropriate siting of the dwellings within the streetscene.
- 2 The relationship between the existing, adjacent dwellings (more specifically no's 63 and 65 Inglewhite Road) and the proposed dwellings will cause a significant and detrimental impact on the existing amenities of the occupiers of these dwellings, by not maintaining the existing, nor providing adequate, privacy levels for the adjacent neighbouring dwellings and their garden areas; a matter further exacerbated by the height of the dwellings proposed and their close proximity to the boundary of the properties. There is also concern that proposed properties 4 & 5 will also overlook one another's rear garden areas. Approval of the scheme would therefore be contrary to guidance within the NPPF and Policy G1 of the Districtwide Local Plan, by virtue of its unsuitable layout, the excessive scale and massing of the dwelling, and the unacceptable siting and orientation of the proposed properties.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

 **JOHN HEAP - DIRECTOR OF COMMUNITY SERVICES**