


<b>Urban Design Response</b>			<b>Officer:</b>	<b>Stephen Kilmartin</b>
<b>Description:</b>	Land off Chatburn Old Road			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Application Ref:</b>	2014/0618	<b>Case Officer:</b>	S.W	
<b>Response Ref:</b>	2014/0618/UDR/01	<b>Consult Date:</b>	25/07/14	
<b>Meeting Date:</b>	N/A	<b>Issue Date:</b>	08/09/14	
<b>OFFICER REFERENCE ONLY</b>				

<b>General Comments/Observations</b>	
<b>1.1</b>	It is noted that the proposed layout presents rear elevations and rear yards to the frontage of Chatburn Old Road, this is at odd with the remainder of the properties to the east. The layout appears to take the form of a 'suburban' cul-de-sac which is significantly detached from the main settlement and fails to respond to the inherent plan form and grain of the settlement resulting in a discordant form of development.
<b>1.2</b>	Given the topography of the site plot 01 is likely to be afforded a high level of visibility upon approach, it is my opinion that the orientation of the plot and the side-on arrangement to Chatburn Old Road will emphasise the discordant relationship with the existing dwellings to the east as mentioned above.
<b>1.3</b>	The proposed sections/streetscenes, in particular Section 03 fails to accurately reflect the overall form of the house-types proposed for plots 08 -10, I have also noted that a number of the ridge heights do not correspond.
<b>1.4</b>	It is further noted that the roof forms on the proposed site plan do not match the roof form of the house-types submitted for plots 08 - 10, clarification is sought in respect of these discrepancies.
<b>1.5</b>	I am unconvinced that the turning head will accommodate refuse/emergency vehicles.
<b>1.6</b>	There appears to be elements of conflict with a number of the front driveways, in particular plots 05-06 and plots 02-03. The driveway extents for plot 03 appears to be excessive and ill-conceived.
<b>1.7</b>	The orientation of the garage and driveway for plot 07 would preclude the ability for a vehicle to practically reverse out of the garage rendering it largely unusable.
<b>1.8</b>	I have severe concerns that the plots will be delineated by "1.8m high close board fencing", particularly if this treatment were to front Chatburn Old Road or be used to delineate the front garden areas. The use of low-level planting and/or low-level boundary walling should be utilised front of plot.
<b>1.9</b>	I am confused as to the purpose of the small extent of footway that appears to discharge onto Chatburn Old Road and what the intention is in respect of this.
<b>1.10</b>	The proposal appears to involve a high level of ground-works that would significantly alter the land levels on site. It is my opinion that the extents of the works proposed demonstrate that the applicant has failed to work with the existing topography of the site, it appears that a high proportion of the works are solely to enable plot 03 to benefit from a basement level. Section 05 (Drawing Jac/605/1615/01) fails to accurately reflect the actual orientation of plot 03.

<b>Conclusions/Suggested Conditions</b>		
<p><b>2.1</b> Given the level of inaccuracies/omissions in the submitted details I have restricted my comments to the nature of the layout and overall approach taken until these matters are resolved/clarified as it is my opinion at present that the proposal cannot be supported.</p> <p><b>2.2</b> Please note I have a number of concerns in relation to the elevational treatment of the proposed house-types and the failure of the overall built-form to take account of the existing topography or to make any attempt to limit visual impact.</p> <p><b>2.3</b> Should you require further comments or suggested reasons for refusal please do not hesitate to consult me on this matter.</p> <p><b>2.4</b> Should you be minded to approve the application in its current form I am more than willing to provide suggested conditions in relation to section detailing and other matters relating to the overall arrangement of the proposal.</p>		
	<b>Officer:</b>	<b>Stephen Kilmartin</b>