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Ribble Valley Borough Council,
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11th April 2016

F.A.O. REBECCA HALLIWE LL

REF AUSTIN HOUSE, MALT KILN LANE, CHIPPING
APPLICATION NO 3/2016/0171

First and foremost we would like to thank you for your assistance with this application, both myself and in particular the applicants welcome fresh eyes and appreciation of our logic and reasoning in preparation of this application.

At the time of preparing the application it would be remiss if I did not mention the applicants requested I show a "Gablet", to match existing on the east elevation . I advised at the time it would be an easier planning consideration without.

However in the sprit of improving the design we would appreciate you consider draft scheme 1 showing the "Gablet" on the east elevation, but also slightly extending the footprint to the west, making the proposed north elevation roof shape in particular the barge boards symmetrical and balanced with the remaining handed boards.

Would these amendments if considered favourable , be moved forward as a "None Material" , or a fresh Full Planning Application.

When the applicants first purchased the property , and then moving on to extending the footprint into the north rear elevation, I mentioned at the time the rear north elevation and roof shape were of poor design and subservient to the existing south elevation.

However er secured planning permission by extending the lounge and first floor bedroom 4 following the existing roof lines.

In general good design terms , when considering longitudinal extensions, a better and more acceptable design is to emulate the existing roof shape with a separating valley, to some degree creating matching gables to the opposite elevations.

These types of extensions are considered acceptable in planning terms in the Ribble Valley.

As such the applicants have always been concerned with the modern design to the rear north elevation and accepted the situation.

They are also mindful the property is worthy of more and the cost to create a better overall planned roof as described above to achieve their aspirations.

Please refer to draft scheme 2 and note the design would mean extending the approved footprint to the full east-west gables of the property.

The basement would not be necessary because of the ground and first floor extended footprint available.

Proposed masonry openings are for illustration purposes only.

We have previously demonstrated the amenity space to the neighbouring listed building (water pond) is not compromised to the east.

Attached photographs Ref P1 & P2 show the view available to the west from the highway and similarly does not compromise the listed building or the landscape setting.

The applicants are keen to move forward with building operations, and would readily accept postponing operations for the sake of a new planning application.

We are aware there is a "pre-application" advise procedure and accept we are requesting advise prior to submitting a potential application , however , we take the view our enquiries fall within the momentum of approved planning secured to date.

In summary we ask your opinion and views to our proposals for both schemes, in particular scheme 2 and if not favourable, we will accept your findings with no challenge of a Planning Application.

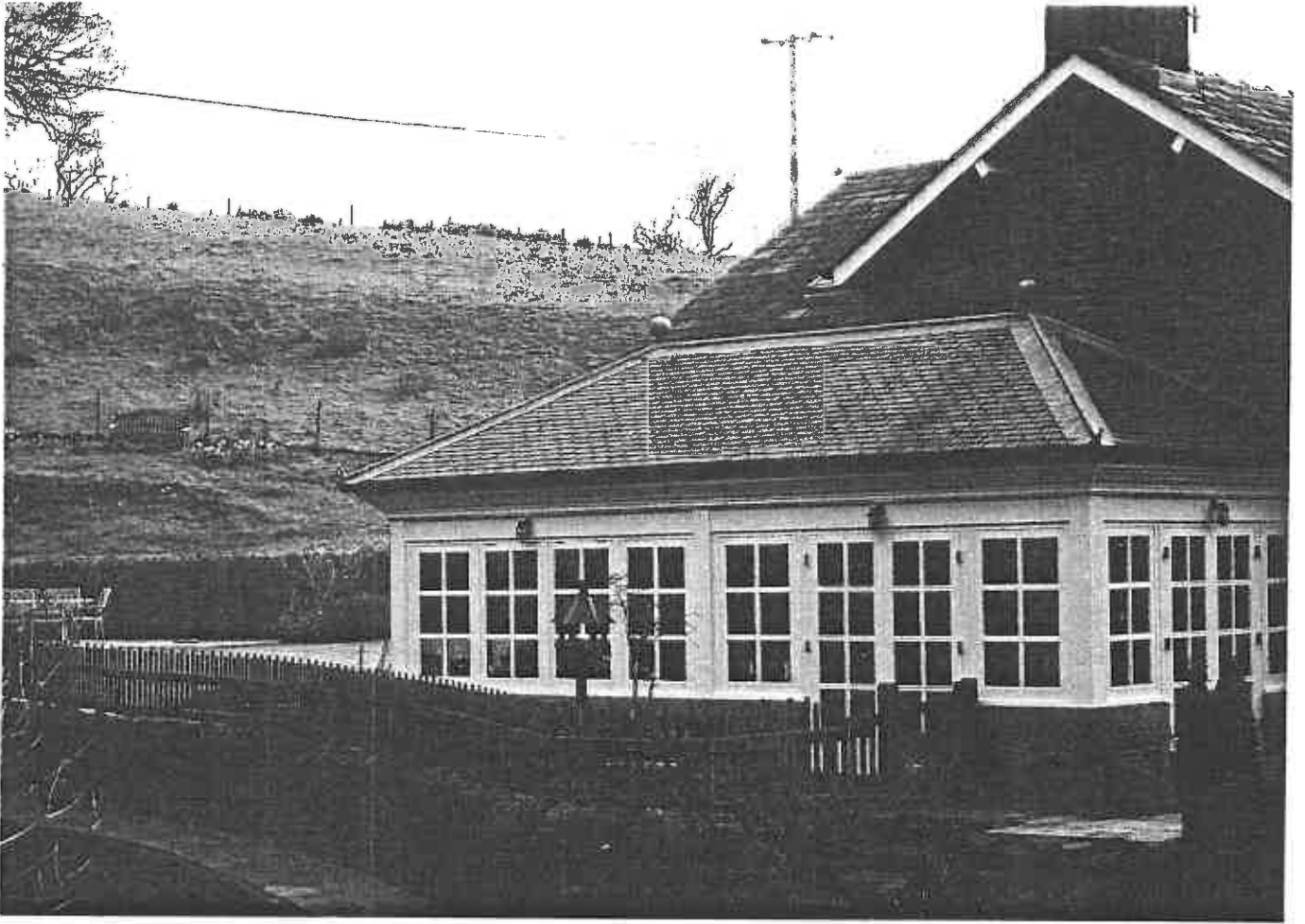
Yours sincerely

A handwritten signature in black ink, appearing to be 'S. Bialecki', with a long horizontal stroke extending to the right.

S. BIALECKI

c.c. Me & Mrs M Vaughan

P.1.



P.2.

