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Our Reference: SH137

Your Reference:

Please ensure you quote Our Reference in all correspondence

10 June 2016

Dear Sir/Madam

Retrospective Planning Application for the Erection of an Electricity Substation to Serve Residential Development at Land off Henthorn Road, Clitheroe

Story Homes hereby submit the above referenced retrospective planning application for the erection of an electricity substation on land off Henthorn Road, Clitheroe. This application has been submitted via the planning portal under reference PP-05199566. Please find enclosed a cheque for the amount of £385, that being the requisite fee.

In detail, the following has been submitted in support of this application:

- Completed Application Form;
- Sub Station Location Plan, TP-SUBLOC;
- Sub Station Layout Plan, SL134.90.9-SSLP; and
- Close Coupled Substation Side Gabled Roof Detail General Arrangement, GTC-E-SS-0010_R1-8_1_of_1.

Detailed planning consent was granted on 18 September 2015 under reference 3/2015/0446 for 'residential development of 130 dwellings, including associated infrastructure, open space provision and landscaping' at land off Henthorn Road, Clitheroe. The associated infrastructure referred to within the description of development includes an electricity substation adjacent to plot 5. The substation is shown on the various approved site layout plans listed at condition 1 of the decision notice, including Site Layout, SL01 Rev H. It is therefore considered that the position of the substation has been approved under planning consent reference 3/2015/0446. This application seeks to regularise and clarify the planning position with regards to the substation.

STORY HOMES LTD

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Construction of the substation in question commenced on 04 April 2016. The substation is an essential component of the development sites' infrastructure, necessary for the connection of the site to the national grid.

A substation is a common component of residential development sites and as such does not appear as an incongruous feature within the street scene. The substation has been faced in Renaissance brick, one of the brick types from the approved palette of materials of the wider development, so as to match the aesthetic of the site. The substation is one storey in height, the dimensions being dictated by the equipment housed within the structure. It is therefore considered that the substation conforms to the design standard of the surrounding development and blends seamlessly into the wider site. The development is therefore in accordance with Core Strategy Policy DMG1 and the principles of the NPPF as set out at paragraphs 17 and 58.

There is a level difference of approximately 0.5m between the subject site and Stirling Close, with Stirling Close being the higher. The land at Stirling Close adjacent to the substation is bounded by a 1m wall. As a result, only a portion of the substation can be seen from Stirling Close.

The closest existing properties to the substation are 19 and 20 Stirling Close at a distance of approximately 10m. There is a similar off-set distance between the existing properties and substation as there is from plots 5 and 12. The existing properties are orientated 'side on' to the substation. Given the scale of the substation, the level difference and the off-set distance from existing properties, it is considered that there is no detrimental impact to the residential amenity of existing or approved neighbouring properties caused by the substation by way of overbearing appearance, overlooking or overshadowing.

In summary, the substation in question is an essential component of the approved residential developments' infrastructure and is shown on the approved layout drawings. The substation has been constructed to a similar style and using the same material as the surrounding development. The substation does not cause a negative impact upon the residential amenity of neighbouring existing or approved dwellings.

I trust that the above and submitted information is sufficient to validate and determine this application however should you require any further information please don't hesitate to contact me.

I look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Martin Nugent".

Martin Nugent
Graduate Planner