



Gary Hoerty Associates

21 October 2016

Our Ref: Gel/454/2190/CS

The Director of Development & Building Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sirs

Re: Our client Mr K Geldard. Application for approval of reserved matters pursuant to Outline Planning Permission 3/2012/0738 for a development of 10 No. Houses (3 no. affordable and 7 no. open market) on land at Dale View Billington, BB7 9LL.

This letter relates to the application as described above that we have submitted via the Planning Portal (Ref PP-05573297).

The application seeks the approval of reserved matters as required by Conditions 1, 2 & 6 of the outline permission. Conditions 4, 5 and 8 require details of other matters to be submitted for the Council's approval prior to the commencement of development. Applications to discharge these conditions will be submitted separately.

The submitted application includes Drawing No. Gel/454/2190/03 that shows a development comprising 10 No. two storey houses in the form of a terrace of four, a semi-detached pair and 4no. detached houses. I confirm that three of the terraced houses (plots 2, 3 & 4) will be the affordable units that will be provided in compliance with the Section 106 Agreement dated 1 November 2013. Drawing No. Gel/454/2189/03 also shows the proposed site levels, slab floor levels and vehicle parking and manoeuvring arrangements as referred to in Condition 2. Details of landscaping and boundary treatment are shown on the separate drawing No. C- 1457-01

The House Type details, including details of the proposed external finishes, are shown on submitted Drawing Nos. Gel/452/2190/01&02. The external materials are a mixture of brickwork, render and stone, with tiled roofs. We consider this to be in keeping with the existing development at Dale View and appropriate for the locality.

Overall we consider that the submitted plans and documents show a development that will provide 10 dwellings in a totally satisfactory and attractive manner, in keeping with the principle of the outline permission that has been granted, such that this reserved matters application should be approved.



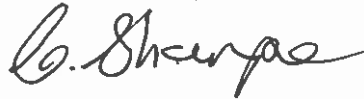
Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



We look forward to receiving confirmation of receipt of the application in due course together with the details of the officer appointed to deal with it. I trust we have submitted everything that you need to validate the application. If, however, you have any queries or require any further information please do not hesitate to contact us.

A cheque made payable to Ribble Valley Borough Council in the sum of £385 in respect of the planning application fee has been submitted under cover of a separate letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Sharpe', written in a cursive style.

Colin Sharpe

Encl'