

Mr & Mrs M Faraday

Arbour Farm

Chipping Road

Thornley

Preston

PR3 2TE

15 December 2017

Planning Department
Ribble Valley Borough Council
The Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

**RE: - PROPOSED EXTENSIONS AT ARBOUR FARM
CHIPPING ROAD, THORNLEY, PRESTON PR3 2TE**

Please find attached planning application forms and plans and a planning fee of £ 172.00 for the proposed domestic development at Arbour Farm. I have also attached a design access statement for your perusal. The layout of the development would blend in with the existing building.

I look forward to hearing from you in due course if you wish to contact me please use the following e-mail [REDACTED] or mobile number [REDACTED]

Please Note Pre - application Planning Advice was requested on the 29 September 2017 .The project was discussed on site with RVBC Planning Advice officer Rachel Horton on the 24th October and confirmation e mail response received on the 8 November 2017

Kind Regards

[REDACTED]
Mr M Faraday

NOTES EMAIL 8 NOVEMBER 2017 FROM RVBC

RE: MR D FARRADY - DOMESTIC EXTENSION AT ARBOUR COTTAGE
THORNLEY

Dear Sir

Thank you for the amended plans which in my opinion have sought to address the concerns that I raised at our meeting on the 24th of October.

In my opinion, the introduction of a cat-slide roof as proposed for option 2 and 3 would in my opinion result in a disproportionately sized northern gable elevation harmful to the appearance of the dwelling and rural locality contrary to DMG1 and EN2 of the Core Strategy.

I consider that Option 1 is the most appropriate in scale and massing. As highlighted at our meeting I do have concern with regards to the introduction of a 'juliet balcony' to the northern elevation at first floor as in my opinion this would detract from the rural character of the property. I would therefore advise that this feature is removed and replaced with a window. Furthermore, whilst I note that the windows to the front (western) elevation of the existing main farmhouse differ in size, I am of the opinion that adding this feature to the proposed extension will appear somewhat odd. I consider that there should be a clear distinction between the proposed extension and the main farmhouse. Therefore I would advise that the windows to the northern end of the proposed extension to the western elevation should be reduced to match those to the south-western end of the extension. For clarity I have attached a sketch.

Therefore in my opinion subject to the amendments as advised above being incorporated into the plans for the proposed scheme I consider that the development would be acceptable in principle.

For information if an application is submitted the following will be required:

- Bat Survey
- Topographical Survey

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted.

Kind Regards

Rachel Horton
Pre-Planning Advice Officer