

11 April 2017

Our Ref: AK/VK/DHH/01

Development Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sir/Madam

PROPOSED ERECTION OF 3 NO. DETACHED HOUSES ON LAND OFF MILL LANE, GISBURN

I attach a completed application in respect of the above mentioned site off Mill Lane. The more recent relevant planning history of the site includes a scheme first approved with conditions for the erection of 3 detached dwellings under reference 3/2015/0167 and then more recently an alternative solution again for 3 dwellings under reference 3/2015/0759. The primary difference between these two approvals relates to the orientation of the properties on site. The initial scheme resulted in properties with the fronts overlooking open countryside with the rear gardens facing east towards the industrial units and existing residential properties to the rear. This treatment led to a much smoother transition between built form and open countryside beyond. The second scheme sought a revision to the house types but more fundamentally resulted in the re-orientation of dwellings on plot with the rear private space of the properties backing onto the open fields beyond.

This latest application seeks to utilise the house type approved in the second application but amending the site layout whereby the fronts of the properties face out of the site towards the open fields with a rear access road against the eastern boundary of the site so as to ease the transition between built form and open countryside.

In closing we trust that this reworking of the detailed handling of the scheme will be viewed in a positive manner by the Planning Authority. However should this latest scheme cause any concerns then I would be obliged if the case officer could contact us prior to progressing the application to a formal decision.

Yours faithfully

A Kinder

Alan Kinder Dip.TP, MRTPI