

POC/LCN/5513

19th December 2017

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

320171214P

Dear Sirs

Resubmission of planning application regarding minor design amendments to previously approved scheme (Ref: 3/2017/0674) in connection with the construction of four dwellings including associated drives, gardens and external landscaping works at Slaidburn Road, Waddington, BB7 3AA

Further to the above approval, our client wanted to take the opportunity to enhance the quality of the existing approved scheme by improving the proportions of the units and orientating in such a way to take advantage of the existing views.

High quality elements of the existing design have been retained and further enhancements made in order to achieve exemplary design and specification necessary for this type of development and its location.

The application is aimed at improving upon that of the existing scheme already approved. The existing character and appearance of the approved scheme has been retained using traditional materials in keeping with the surroundings. In addition the plot sizes remain extremely generous and spacious in comparison with similar local residential developments within the Ribble Valley respecting the previously approved scheme of not over developing.

Subsequently, please find enclosed our full planning application in connection with the above project as follows:

1. A cheque in connection with the plan fee for £1,540.00 (based on £385)
2. The completed and signed planning application form.
3. Traffic Movement Assessment
4. Copies of drawings.

- 5513-01E Plot 1 Proposed Plans and Elevations
- 5513-02C Plot 2 Proposed Plans and Elevations
- 5513-03C Plot 3 Proposed Plans and Elevations
- 5513-04D Plot 4 Proposed Plans and Elevations
- 5513-05A Plot 2, 3 and 4 Garages Proposed Plans and Elevations
- 5513-06A Proposed Site Plan
- 5513-07 Existing Site Plan

- 5513-08A Proposed Sections
 - 5513-09 Visual Impact Assessment
5. A copy of the site location plan.
 6. A copy of the Planning, Design and Access Statement, version 1.01.
 7. A copy of the Visual Impact Assessment and Proposed Mitigation Measures (applicable and to be implemented to that of the amended scheme),
Ref: Rycroft Associates Landscape Architects, dated June 10th 2016.
 8. A copy of the Arboricultural Impact Assessment Overview (applicable and to be implemented to that of the amended scheme),
Ref. Bowland Tree Consultancy Ltd, June 2016.

We trust that you find the enclosed acceptable and look forward to receiving our acknowledgement for this application. Perhaps once a planning officer has been appointed a meeting could be arranged at Ribble Valley Borough Council offices between all parties to review and discuss the submitted plans.

Yours faithfully

Philip Cottier BSc MSc MRICS

cc Pendle View Developments Ltd