



Addison Planning Consultants Ltd
t: 0113 8879755
m: 07931 406268
e: jayeverett@addisonplanning.com
www: addisonplanning.com

Date: 4th June 2018
Our Ref: APC00082

Mr S Kilmartin
Principal Planning & Urban Design Officer
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

Dear Stephen,

RE: FULL APPLICATION FOR THE ERECTION OF THREE DWELLINGS (REVISED PROPOSAL PERSUANT TO EXTANT PLANNING PERMISSION 3/2016/0771 FOR ONE DWELLING AND 3/2015/0615 FOR TWO DWELLINGS)

LAND ADJACENT 17 BROOKES LANE WHALLEY BB7 9RG

PLANNING PORTAL REFERENCE: PP-06825526

A full Planning Application has today been lodged via the Planning Portal for the above development at Land Adjacent 17 Brookes Lane, Whalley, BB7 9RG. The site benefits from two separate Planning Permissions which remain extant – one is for two dwellings and the other is for one dwelling (see the planning history explained below). This proposal seeks to make some minor amendments to the layout and design of the three approved dwellings. The Application comprises the following documents:

- W1: APC Covering Ltr to RVBC 04-06-2018
- W2: Planning Application Form and Certificate 04-06-2018
- W3: 001 80410-09-KS Level Survey-Level Survey
- W4: 1589RPB-BLW-LP01 - Location Plan 27-2-18
- W5: Drawings:
 - 1589RPB-BLW-EG01 – Existing Garage Block - 27-2-18
 - 1589RPB-BLW-SP01 – Site Layout Rev E – 27-2-18
 - BLW Plot1 Ele's RevD 27-2-18
 - BLW Plot1 FP's RevD 11-3-18
 - BLW Plot2 Ele's RevA 27-2-18
 - BLW Plot2 FP's RevB 11-3-18
 - BLW Plot3 Ele's RevB 27-2-18
 - BLW Plot3 FP's RevC 11-3-18
 - BLW Prop-Garage 17 Rev- 27-2-18
 - BLW Prop-Garage Block 3-19 RevA 27-2-18

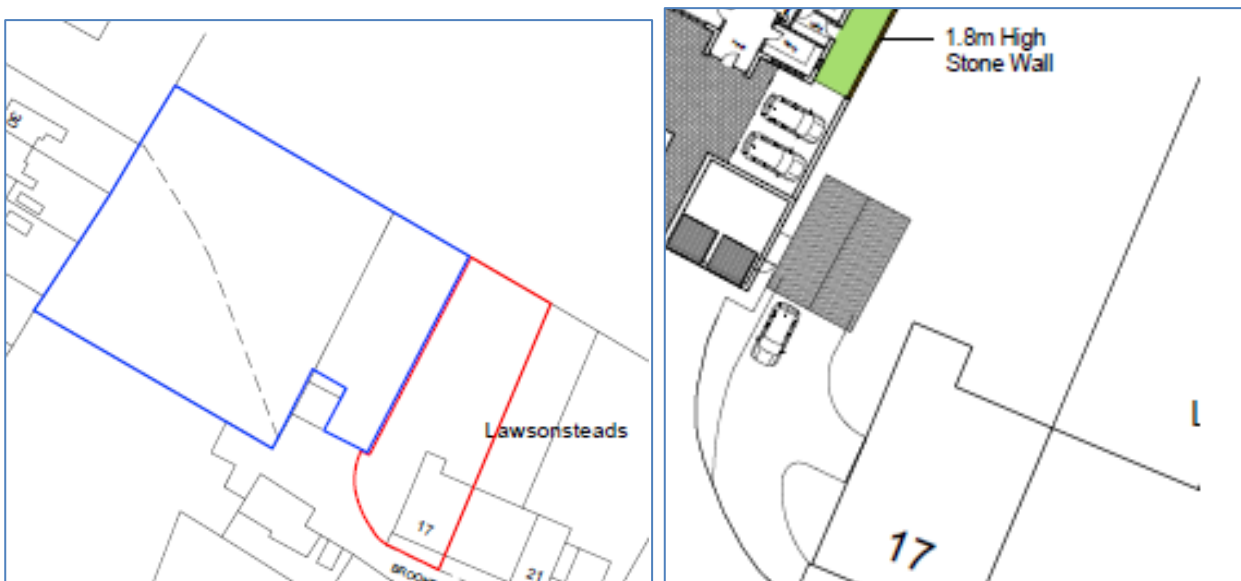


Addison Planning Consultants Ltd
5B Calls Landing,
36-38 The Calls, Leeds, LS2 7EW
Registered Company Number: 08945769
VAT Registration: 186373672

3/2016/0771: Erection of a detached two storey dwelling granted Planning Permission 6th December 2016. This Permission remains Extant until 6th December 2019. This Permission relates to the following site and approved layout:



3/2017/0108: Erection of a double garage granted Planning Permission 4th April 2017. This permission remains Extant until 4th April 2020. This related to the following site and approved layout.



THE PROPOSAL

The proposal seeks to make minor alterations to the design and layout of the three dwellings which already benefit from Planning Permission. The proposed housing mix comprises

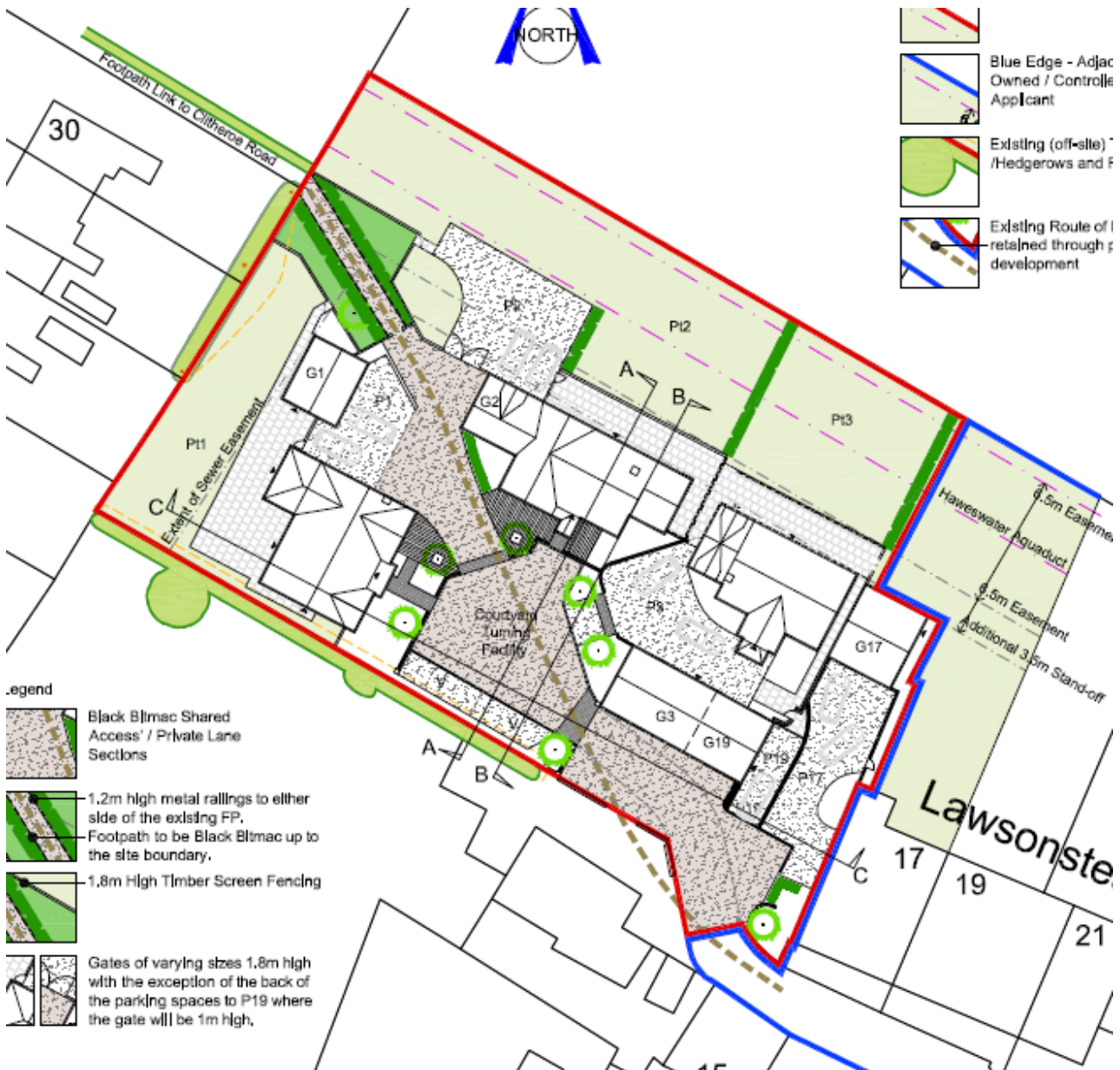
Plot 1: 4-bedroom detached dwelling. A double garage is proposed with sufficient driveway space to provide a minimum of 2 parking spaces = 4 parking spaces in total.

Plot 2: 5-bedroom detached dwelling. A double garage is proposed with sufficient driveway space to provide a minimum of 3 parking spaces = 5 parking spaces in total.

Plot 3: 3-bedroom detached dwelling. The existing garage block is retained but subdivide to provide a double garage with sufficient driveway space to provide a minimum of 2 parking spaces = 4 parking spaces in total.

The retained and sub-divided existing garage also provides a double garage for the existing dwelling at number 19 Brookes Lane. A new double garage is also proposed alongside Plot 3 to provide parking for the existing dwelling at number 17 Brookes Lane.

The layout of the Plots and the proposed parking arrangements for the existing dwellings at number 17 and 19 Brookes Lane is shown below (and on the submitted drawing reference: 1589RPB-BLW-SP01 - Site Layout Rev E 27-2-18).

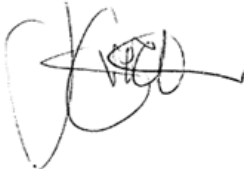


THE PRINCIPLE OF DEVELOPMENT

Given the site has extant Planning Permissions for a total of three dwellings, those Permissions represent a genuine ‘fall back’ position for the Applicant’s. The principle of resident development on this site is therefore established. The proposed changes from the extant scheme are relatively modest and will deliver a higher quality scheme.

I look forward to confirmation of validation in due course,

Kind Regards

A handwritten signature in black ink, appearing to read 'JAY EVERETT', with a stylized flourish extending to the right.

JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD