

# Peter Hitchen

## Architects

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30.11.2018

### **PLANNING APPLICATION ENQUIRY FOR A PROPOSED NEW DWELLING 98 RIBCHESTER ROAD, CLAYTON LE DALE**

#### **The site**

The site is an existing redundant garden area within the curtilage of 98 Ribchester Road. The plot has a frontage and access onto Ribchester Road with open fields to the north. There is an existing dilapidated stone building on the boundary to the highway. The land also adjoins 94 Ribchester Road which is in the ownership of the applicant. To the west of the site is an existing large two storey Victorian property. The land is within the settlement boundary of Wilpshire.

#### **Planning History**

There is no planning history relating to the site. However, please refer to the formal pre-application response from RVBC as well as LCC's highways pre-application comments.

#### **The proposal**

The proposal is to construct a new dwelling with shared access to 94 Ribchester Road following the demolition of the existing stone building. The new dwelling is shown as set back from the highway. The overall mass of the proposal relates to the overall plot and its relationship with the neighbouring properties. Internally the house is arranged on 3 floors although the overall appearance is a two storey dwelling. The house is a traditional design utilising sympathetic materials.

Please refer to the drawings PHA/200/100 , 200 and 300

David Sumner

