

POC/LCN/5603

25<sup>th</sup> July 2019

Mr J Macholc  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

320190697P

Dear John

**Re-submission of planning and listed building consent for Wiswell Eaves House, Wiswell**

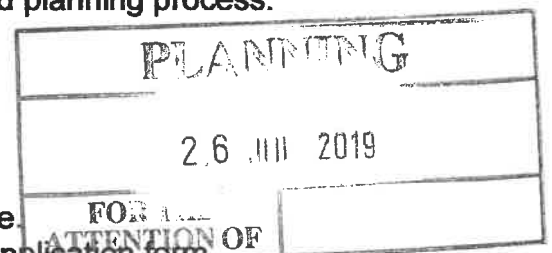
Since the date of the original approval you will be aware of the significantly lengthy pre-application process undertaken with Lee Greenwood, of which he has been in discussion with both yourself and Adrian Dowd as part of the process.

We hope, given the extended timescale and assistance, in particular by Lee liaising with yourself and Adrian, which has been extremely helpful, that the submitted scheme is now supported, leading to a straight forward planning process.

Subsequently we enclose our applications as follows:

Planning Application:

1. Our cheque for £206 in connection with plan fee.
2. A copy of the completed and signed planning application form.
3. A copy of the location plan (drawing ref: 5603-L-01).
4. A copy of drawing 5603-01 (existing dwelling floor plans).
5. A copy of drawing 5603-02 (existing elevations).
6. A copy of drawing 5603-03A (garage / outbuildings existing plans, elevations and section).
7. A copy of drawing 5603-04A (existing part site plan).
8. A copy of drawing 5603-P05E (proposed extensions and site plan).
9. A copy of drawing 5603-P06D (proposed site and roof plans).
10. A copy of drawing 5603-P07C (proposed elevations).
11. A copy of Wiswell Eaves - Heritage Statement V1.04.
12. A copy of the bat survey report.



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### Listed Building Application:

1. A copy of the completed and signed planning application form.
2. A copy of the location plan (drawing ref: 5603-L-01).
3. A copy of drawing 5603-01 (existing dwelling floor plans).
4. A copy of drawing 5603-02 (existing elevations).
5. A copy of drawing 5603-03A (garage / outbuildings existing plans, elevations and section).
6. A copy of drawing 5603-04A (existing part site plan).
7. A copy of drawing 5603-P05E (proposed extensions and site plan).
8. A copy of drawing 5603-P06D (proposed site and roof plans).
9. A copy of drawing 5603-P07B (proposed elevations).
10. A copy of Wiswell Eaves - Heritage Statement V1.04.
11. A copy of the bat survey report.

### In summary:

- The replacement garage has always been supported in previous pre-application responses, with no remaining issues outstanding given that the doors had been repositioned as suggested by Adrian.
- Conversion of the outbuilding has also been fully supported in previous pre-application responses with no heritage issues raised. During the latest discussion with Duncan Isherwood and resultant email correspondence, extending this and re-roofing in slate was deemed as enhancing with no issues.
- The replacement extension is now set back, of gable form as suggested (as opposed to lean-to), in keeping of traditional materials, the same size as the conservatory (albeit we have added a very small run of utility units to the rear). Although a marginal increase in floor area is proposed for this, the previous benefits mentioned, combined with the removal of the unsightly conservatory and significant reduction in glazing from that of the existing structure was felt to justifiable during our recent email discussions with Ribble Valley Borough Council, not demonstrably harmful or likely to tip the balance from recommending an approval. As requested, we have updated our heritage statement and impact assessment previously prepared by Matthew Fish (IHBC) to justify this in detail.

As you will be aware, we have obtained planning and listed building consent for the very minor internal changes already proposed to Wiswell Eaves. However, our client is still extremely concerned that the removal of the proposed roof lights suggested to the rear roof of the main property seriously compromises fire safety / means of escape for his children from second floor level. We have, however, advised our client to not complicate matters by adding this element back into this application (unless you think otherwise), to ensure a straightforward planning process and a positive outcome.

I look forward to receiving the acknowledgments for these applications and trust that no further amendments will be required, but if you do need any further information or clarification please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Cottier', written in a cursive style.

Philip Cottier BSc MSc MRICS

Enc

cc Mr and Mrs Carruthers  
Mr L Greenwood  
Mr A Dowd  
Mr D Isherwood