

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

17<sup>th</sup> September 2020

PWA Ref. 20-936

Dear Sir/Madam,

**RE: SECTION 73 APPLICATION TO AMEND CONDITION 2 OF PLANNING PERMISSION 3/2018/0036  
MANOR HOUSE, HOWGILL LANE, RIMINGTON, BB7 4EF**

I refer to the above planning permission, that was approved by the Council on 19<sup>th</sup> March 2018 and enclose an application to vary Condition No. 2. This condition specifies the need to comply with a list of approved plans.

All pre-commencement conditions have now been formally discharged and the Applicants will begin works on the construction within the coming weeks.

Amongst the approved plans, it is noted that bedroom no. 4 has no windows, meaning that this habitable room suffers from a distinctive lack of natural light and outlook. Similarly, the landing also has no windows or roof lights, meaning that this area is also poorly illuminated by natural light sources.

Henceforth, this Section 73 application seeks to amend the approved plans to reposition the first floor window to the north east elevation, from bedroom no. 3 to bedroom no. 4. The timber window frame design will remain the same as previously approved. The proposals also seek to insert a conservation style roof light above the landing area, to help to illuminate this part of the property. Both minor alterations as shown on the submitted Proposed Floor Plans and Elevations (ref. 5364 – 02D).

It is recognised that the application site has previously identified by the Local Planning Authority as a non-designated heritage asset. In this regard, it is not considered that the proposed alterations will undermine the building's heritage significance. Indeed, the existing opening (that would currently serve bedroom no. 3 and is set to be relocated) is unlikely to have been an original feature.

It is moreover noted that the Council's adopted Development Plan seeks to promote good amenity for future occupants. The alterations to provide daylight and outlook are clearly within the spirit of the planning policies.

On the above basis, it is requested that the wording of Condition no. 2 is amended as follows:

*'Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: 5364 – 02D and 5364 - 04A.'*

Should you require anything further to enable the positive and speedy determination of the application then please do not hesitate to contact me.

Yours faithfully,

**Mike Sproston MSc (Hons)**

Assistant Planner