

3/2021/0556.



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20<sup>th</sup> October 2021

PWA Reference: 21-1101

Dear Adam,

**3/2021/0556 - 74 HIGHER ROAD, LONGRIDGE**

**APPLICATION FOR RESERVED MATTERS CONSENT (APPEARANCE, SCALE, LANDSCAPING AND LAYOUT) PURSUANT TO OUTLINE PLANNING CONSENT (REF: 3/2016/1082) FOR THE DEMOLITION OF 74 HIGHER ROAD AND CONSTRUCTION OF UP TO 123 HOUSES ON LAND TO THE REAR.**

Thank you for your continued assistance. We understand the need to provide the best scheme possible going forward in relation to both existing and future residents. Please note that these changes remain in draft form subject to your agreement in principle. Once an agreement is reached the plans will be finalised and formally submitted to you.

I write in response to your email dated 20<sup>th</sup> September 2021. In this email you stated:

*I have no comments to make in relation to the individual house type designs. However, I have reviewed the engineering drawings/sections and the level changes between dwellings across the site are problematic. I understand that the topography of the site is challenging however I refer to the following plot numbers where retaining walls are of considerable height.*

- *Plots 105 -106: rw height of 4.5m*
- *Plots 74 -90: rw height of 3.75 -6.75m (level change between back-to-back dwellings would also require increase above 21 m due to diff in levels)*
- *Plots 91-103: rw height of 4.15m -5.6m (level change between back-to-back dwellings would also require increase above 21 m due to diff in levels)*
- *Plot 15: rw height of 4.25m*



- *Plots 23 -27 (level change between back-to-back dwellings would also require increase above 21 m due to diff in levels)*
- *Plots 28-30: rw height of 4.5m*

*It is further noted that these rw heights will generally be further increased by provision of 1.8m high fencing above. This leads to fundamental concerns regarding overbearing impact/enclosure within rear gardens that back onto retaining walls and significant level disparity between back-to-back dwellings. This will require a rethink regarding layout and/or level changes across the site.'*

I recognise that the 21-metre separation distance is generally accepted as the distance required to avoid privacy issues between a proposed upper floor window and habitable room windows as stated in Ribble Valley Borough Council's (RVBC) old SPG (Extensions and Alterations to dwellings dated September 2000) and this distance has been incorporated where possible.

I also understand that in an email dated 22<sup>nd</sup> September 2021 you stated:

*'that where there is a difference in levels between dwellings, it appears normal practice to increase separation distance by around 2m for each additional 1 metre of elevation'.*

However, it was also acknowledged that this is not adopted in any RVBC guidance or policy document. I therefore believe that the application is worthy of consideration on its own merits having regard to the particular characteristics of the site.

To address your concerns, properties within the north-eastern / southern development parcels can be repositioned to improve interface distances which exceed policy requirements, as demonstrated on the attached illustrative site section drawing Ref: 20126\_06\_A.

Furthermore, all retaining walls have been reduced to a maximum of 2.2m high, which has ensured that no structure is over 4m tall even when fencing is included as requested. We have also undertaken a full review of FFLs.

You also detail in another email dated 22<sup>nd</sup> September 2021:

*'the indicative site sections that were submitted at outline and form one of the approved documents contained in condition 04 of the inspectors decision with which the RM application must comply.'*

As detailed above, several plots have been relocated / realigned to maximise the interface distances as requested; however, these remain in compliance with the outline permission. The distances in the SPD with the increased separation distances cannot be achieved as this because this would undermine the principles set out within the original indicative layout which was approved at the outline stage (which any future development must be generally be in accordance with). Furthermore, increasing the separation distances as suggested would lead to an increase in height at some parts of the site due to the land and the engineering works required in which case increased separation is not a solution here. The SPD is outdated and merely a guidance document and should be followed with planning judgment taking precedence in order to ascertain the level of amenity that is appropriate for the scheme.

In response to another email dated 20<sup>th</sup> September 2021, you state:

*'I have noticed that the affordable housing mix is enshrined within the UU. It is an equal split between social/affordable rent, shared ownership and discount sale so this also needs to be reflected on the affordable housing plan.'*

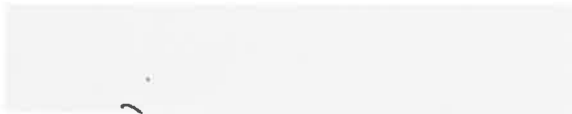
I can confirm that this remains the case - the scheme is in accordance with the outline consent and its approved documents.

In relation to the highways response dated 29<sup>th</sup> July 2021, the carriageway is now a minimum of 5.5m throughout the site. The LHA are aware as expressed in the Design Statement, that the primary road will be 5.5m wide. The footways have also been amended to be a minimum of 2m wide and located adjacent to the carriageway and where at Plots 4-11 and Plots 116-121, there was no footway and instead in its place were grass verges, these have been removed and replaced with a footway.

Finally, I would like to stress that the Applicants are keen to move towards a positive determination as early as possible, meeting the December Committee date. If you could please provide comment on the proposed changes as soon as possible with agreement in principle, the full drawing pack can then be finalised and formally issued at the earliest opportunity.

Should you have any further queries or would like to discuss the proposed changes to the scheme in more detail then please do not hesitate to contact me in the first instance.

Yours sincerely,



Gemma Newall MRTPI  
Senior Planner

Enclose for comment:

- 20126\_01\_P2\_DRAFT - Draft Site Layout
- 20126\_06\_A – Illustrative Site Section

