

Subject:

From:

Sent: 05 August 2022 16:09

To: Kathryn Hughes <

Cc

Subject: RE: 3/2022/0537-Land Adjacent to Ferns Northcote Road Langho BB6 8BG

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Hi Kathryn,

Thank you for your email and your welcome suggestions.

Please find attached revised drawings addressing the both yours and highways comments:-

2203-PL-01 rev A LOCATION PLAN

2203-PL-02 rev A BLOCK PLAN

2203-PL-03 rev B PROPOSED SITE PLAN

2203-PL-07 rev B PROPOSED VISIBILITY SPLAYS

101 VEHICLE TRACKING 101-1

Email dated 22.07.22 received from developer stating the new gated roadway will remain unadopted and be maintained by a private management company.

Various images for information

Please find below our response added to your bullet points.

- The proposal is inward looking with rear elevations facing the road, access gates and high timber fence to the boundary which would result in a development separate from its surroundings;
*We consider the orientation of the site and the natural buffer zone created by the trees and shrubbery along Whalley Road already dictates that the site is separate from its surroundings. New dwellings are therefore facing inwards to create an exclusive community cohesion for the development.
The natural vegetation and close boarded fencing proposed along Whalley Road offers a natural, mature acoustic barrier to the rear garden spaces.
Plots 3-7 are particularly well screened from Whalley Road.*
- Plots 1 and 7 have been angled but this serves as no benefit (particularly plot 7) if the remaining plots are more visible and inward facing;
Plot 1 has been angled to reflect the angle of the building forming St Michaels Lodge on the opposite side of the junction. We believe this will give a welcoming symmetrical aspect to Northcote Road. Plots 2 and 3 are

set perpendicular to plot 1 and follow the boundary line of Whalley Road. As Whalley Road bends, so too does the new access road into the site allowing a gentle curvature to plots 4, 5 and 6.

Plot 1 has gable windows to give visual interest and provide a natural surveillance of the entrance to the site.

Plot 7 has been rotated to provide a practical sized garden where the new dwelling does not interfere with the root protection area. The windows looking down the access road and driveway give a natural surveillance adding to the security of the site. There are no habitable windows to the rear elevation of plot 7 so as to retain privacy to neighbouring property.

Generally we consider plot 1 and 7 provide a bookended inclusive finish to each side of the proposed street scene

- A hedgerow with internal fencing similar to that on Northcote Road would be more appropriate boundary onto Whalley Road and would soften the scheme;
We agree with your comment and have set the fencing line back from the boundary of plots 1 and 2 to allow for a new hedgerow to be planted to soften the scheme appearance from the road. Beyond plot 2 there is a significant amount of mature trees and shrubbery (see photo existing boundary to Whalley Road)
- The double height porch gables to all plots are out of character and introduce a vertical emphasis to the development which is adjacent to bungalows;
The double height entrance gable forms part of the main dwelling. This is a feature of the developers house type that we find replicated as gable end features to St Michaels Lodge on the opposite side of the entrance to Northcote Road.
We also see this dual pitch gable to the first floor dormer of the detached bungalow directly opposite plot 1. We consider the gable ended feature to the entrances are an attractive feature of the house types not particular out of character considering how eclectic the properties are to Whalley Road and Northcote Road consisting of dormer bungalows or 2 storey dwellings.
- White render can be quite stark in appearance and would give more prominence to the gables;
We can adjust the colour of the render to something more palatable like an ivory colour. We have attached photographs and images of previous developments to give an indication of the proposed materials to be used.
- The first floor Juliet balconies on plots 2, 4, 5 & 6 are not appropriate features and result in a disproportionate addition to the first floor of these plots.
We're not quite sure why there is an objection to this. The Juliet balconies have always received a very welcome in feedback from previous planning departments and are very popular with purchasers as a unique feature associated with this developer. Please see previous Oaktree developments and typical elevations to illustrate.
However, this can be altered to a standard window if required , please advise.
- The pathway to the northern side of plot 8 could be moved to the southern side with 1.8m close boarded timber fence to that boundary to prevent potential overlooking into bedroom windows; and
We agree with your comments and have adjusted the site plan accordingly. A 1.8m close boarded fence will be erected between the properties.
- There should be a pedestrian link to the bus stop on Whalley Road;
A pedestrian link to the bus stops has been indicated on the proposed site plan. The proposed tarmac footpath from the new development will adjoin the existing tarmac footpath on Whalley Road.

yours sincerely,

James Hunter

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