

Land adjacent to 115 Kemple View, Clitheroe BB7 2QJ.
BB1 8NB



320221039P

Source google earth

Proposed construction of two new detached dwellings.

October 2022

[Planning Statement JDTPL0446](#)

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION RESUBMISSION FOR THE PROPOSED CONSTRUCTION OF TWO NEW DETACHED DWELLINGS ON LAND ADJACENT TO 115 KEMPLE VIEW CLITHEROE BB7 2QJ

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a revised full planning application resubmission for the construction of two dwellings.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

A102 Proposed plans and elevations building 1
A202 Proposed plans and elevations building 2
100 Drainage Easement Plan
Existing Site layout
A302 Proposed Site Layout
A303 Site Plan Boundary Dimensions
A400 Context Sections
A401 Location Plan
Design Statement
Bat survey

1.3 This revised application has been preceded by formal pre-application discussions with the Planning Department, a planning application which was withdrawn due to drainage issues, and a refusal of planning permission. See appendix 1 Pre-application advice RV/2020/ENQ/00022. Considerable research, discussion and agreement has been carried out with Lancashire County Council and United Utilities regarding the drainage across the site. A formal agreement with Lancashire County Council to divert a drain has been reached to allow building 1 to be set out. The issues raised in the Officer's Report to the refusal of the most recent application have been carefully considered and the design and site layout has been revised to address this see appendix 2 Officer Report to application 3/2021/1263.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The application site was last used as stables and a sand paddock but is now unused and becoming overgrown. Vehicle access to the site is from the adopted highway Kemple View and is shared with 115 Kemple View. The site is mostly surrounded by existing housing development or housing under construction. To the south east is embankment to the railway line.

- 2.2 The housing estate including Kemple View and Kenilworth Drive are mid twentieth century semi-detached houses (Kemple View) and bungalows (Kenilworth Drive) of light red brick with corrugated tiles roofs regularly spaced along the road. 115 Kemple View and the application site are situated off a short spur at the end of Kemple View. 115 Kemple View is a detached dwelling and orientated at an angle to Kemple View breaking with the regimented layout of the estate.
- 2.3 New housing development surrounds the site to the south and west. The houses along Ludlow Road display a variety of house types and are built from a mixture of materials including multi-coloured brick, red brick, buff brick and cream render with smooth grey tile roofs. They are a mixture of 1.5, 2 and 2.5 storey houses. Directly to the north west of the site on Raglan Close is a pair of semi-detached houses and semi-detached bungalows. To the south of 2 Raglan Close there is a gap in the housing along Ludlow Road which affords a view of the application site. The dwellings under construction to the south and south west of the site are a mixture of detached and semi-detached houses 1.5 to 2 storeys in height. The land slopes down from the application site to the south so that the houses under construction on Ludlow Road are a lower level than the application site and there is a retaining gabion wall topped by a fence on the joint boundary. To the north east of the site is the two storey dwelling and garden of 115 Kemple View.

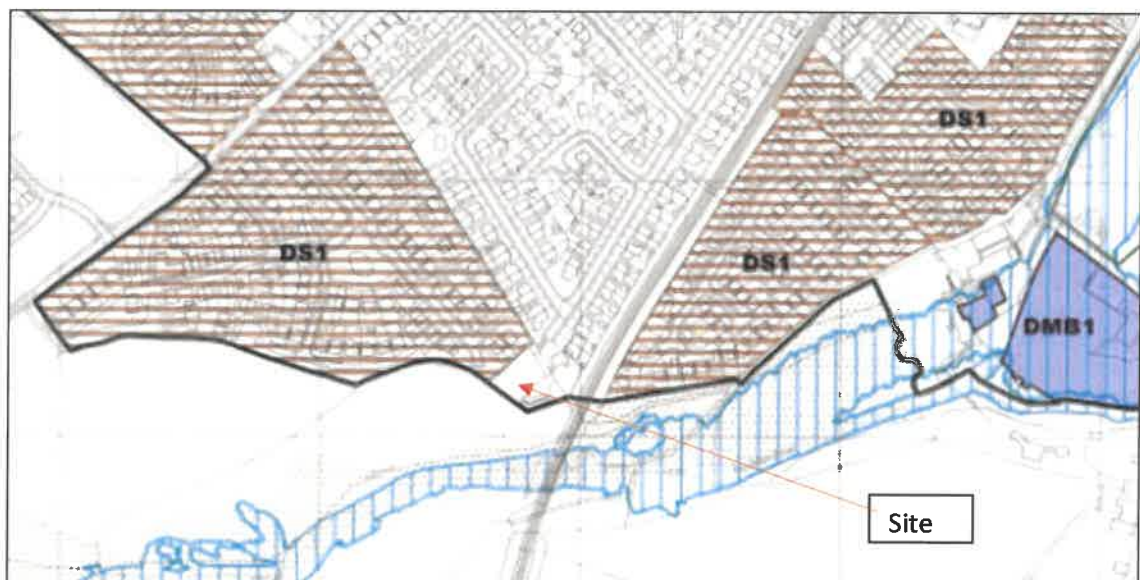


Figure 1 Extract from the Housing and Economic Development, Development Plan Document Proposals Map Sheet 7 inset 22

- 2.4 Beneath the site are sewers and drains with large easements which significantly affect the positioning of any buildings on the site. See Drainage Easements plan. Extensive research and survey work has been undertaken with Lancashire County Council and United Utilities.
- 2.5 The site is in the settlement boundary of Clitheroe as shown on the Housing and Economic Development, Development Plan Document Proposals Map Sheet 7 inset 22. See figure 1
- 2.6 The site is in flood zone 1 and area least likely to flood. Kemple View and Kenilworth Drive is a bus route for service number 2 Clitheroe circular which runs half-hourly. The nearest stop is on Kenilworth Drive

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The application seeks permission for two houses suitable to accommodate two multi generation families. Building 1 on the west of the site is a four bedroom house, part two storey part 1.5 storey and single storey. It has an overall footprint of 23.5m by 9.4m. The two-storey part is 6.76m to the ridge, with eaves of 4.2m. the 1.5 storey part has a ridge height of 5.02m. the single storey part of the dwelling has a flat roof at 2.6m. Building 2 on the east of the site is a five bedroom house, part two storey and part single storey. The two storey part has an overall footprint of 12m by 12.1m and the single storey element and link has an overall footprint of 9.5m by 7.9m (excluding the entrance). The two-storey part is 6.97 to the ridge, with eaves of 3.83m. The single storey part of the dwelling has a flat roof at 2.5m.
- 3.2 The two storey part of both houses includes accommodation with the roof area to reduce the overall height. The proposed walling materials are brick or stone with stone coloured render, stone quoins, cills and surrounds and a slate roof. The vehicle entrance from Kemple View is to be surfaced in tarmac with the parking and turning areas surfaced in gravel. Garden areas close to the houses will be created and lawned. The plots are to be separated from each other by a hedge and planting area and the boundary to the neighbouring houses is to be a 2m close boarded timber fence except where there is an existing hedge which is to be retained.
- 3.3 Ample space for parking and turning is provided as well as electric vehicle charging points. Bin storage is provided close to the site entrance.

4. PLANNING HISTORY

Planning applications

- 4.1 The Council's website records the following planning decisions at this address it is not the complete planning history of the site.

Application	Address	Development	Decision
3/2021/1263	Land adj 115 Kemple View	Proposed two detached dwellings	Refused 28.01.2022
3/2020/0390	Land adj 115 Kemple View	Proposed two detached dwellings.	Withdrawn 07/09/2020
3/2018/0740	Land adj 115 Kemple View	Application for outline planning permission for three dwellings, access and parking.	Approved with conditions 11/12/2018
3/2014/0461	115 Kemple View	Outline application for three dwellings	Approved with conditions 22/01/2015
3/1989/0360	115 Kemple View, Clitheroe	Erection of stables	Approved with conditions 06/07/1989

Pre-application advice.

- 4.2 Pre-application advice was sought from the Council in 2020 and received on the 30.03.2020 reference RV/2020/ENQ/00022. See appendix.1

5 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable development.
 Key Statement DMI2-Transport Considerations
 Policy DMG1: General Considerations
 Policy DMG2: Strategic considerations
 Policy DMG3-Transport and Mobility
 Policy DME3: Site and Species Protection and Conservation

6 EVALUATION

6.1 The main issues to be considered are:

Principle of development

Design

Residential Amenity

Ecology

Principle of development

6.2 *"The purpose of the planning system is to contribute to the achievement of sustainable development"* is the opening statement of section 2 of the Framework. The three overarching objectives of sustainable development are:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

6.3 Paragraph 11c) states *"For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay;"*

6.4 The principle of the development of the site for housing has been established as acceptable through the previous outline planning permission granted on the site. The Officer's report to the latest planning application 3/2021/1263 noted that the site's location in the defined settlement of Clitheroe aligns with the adopted development strategy in relation to the locational aspirations for housing growth within the borough. As such the proposal complies

with Key Statements DS1:Development Strategy, DS2:Sustainable Development and policy DMG2: Strategic considerations.

Technical Considerations

Design

- 6.5 The development site is accessed from Kemple View and is set into the site and with building 2 slightly behind 115 Kemple View. Building 2 will be largely screened by number 115 and Building 1 is set towards the rear of the site when seen from Kemple View. The ridge height of the building 2 is the same as 115 Kemple View at 6.97m and the ridge height of building 1 is lower at 6.76m. The proposed dwellings will not be prominent in the street scene of Kemple View. The positioning of the site is disassociated with Kemple View being beyond the regimented layout of the estate. This provides scope for the design of the dwellings to be different from the twentieth century development.
- 6.6 The position of the site to the west of the rear gardens on Kenilworth Drive places the site within the new twenty first century development on Raglan Close and Ludlow Road. The development here is more organic in form with a mixture of house type, height sizes and materials. The north west elevation of building 1 will be visible from Ludlow Road to the rear of the open space adjacent to 2 Raglan Close. The development will add to and complement the mix of housing styles in the area. There is scope for use of render, brick or stone or a mixture of these for facing materials as there is a wide variety of materials already used in the dwellings close by. The proposed dwellings are set within generous gardens. The low intensity of the development, its scale, massing contemporary style and building materials is appropriate in this context. The proposal is compliant with the requirements of policy DMG1.

Residential amenity

- 6.7 Care has been taken to protect the privacy and outlook from the adjacent residential properties which are occupied or under construction. The proposed dwellings are a sufficient distance from the rear of the new houses on Raglan Close for there to be no loss of privacy or amenity. Drawing A400 indicates the window positions in the rear elevation of 115 Kemple View in relation to the proposed development. The window and door in the ground floor single storey section of 115 Kemple View light a utility room. Section drawing A400 and site plan A302 demonstrates that the two-storey element of building 2 will not have an overshadowing effect on the rear windows of 115 Kemple View. The single storey element of the building at 2.5m high, set 2.7m from the joint boundary will have no overbearing impact on the outlook from the rear of the dwelling or the garden of 115 Kemple View.



1 View north east from the site towards the rear and side elevation of 115 Kemple View. The door and window in the flat roof section light a utility room.

- 6.8 The eaves height of building 2 is lower than the eaves height of 115 Kemple View. The design of the roof of building 2 as a hipped detail on the south east corner nearest to the joint boundary with 115 Kemple View, combined with the flat roof of the single storey part of the building ensures that the proposed dwelling will not have an overbearing impact on the outlook from 115 Kemple View or its rear garden. All first floor windows in building 2 facing 115 Kemple View are obscure glazed and light bathrooms. All ground floor windows in this elevation are screened by the boundary fencing. There is no loss of privacy to the occupiers of 115 Kemple View.
- 6.9 Section 1 on drawing A400 describes the difference in levels between building 1 and plot 2 Grizedale. The land at the end of the garden of plot 2 is retained by a gabion wall on top of which is a 2m close boarded wooden fence. The ground floor of building 1 is at a higher level than ground floor of plot 2. The privacy of the rear windows and garden of plot 2 is preserved by the position of the 2m high boundary fence. The separation distance of 14.3m and the similar ridge height of both properties (in the mid-section of building 1) ensures that building 1 does not have an overbearing impact on plot 2 Grizedale. The impact of building 1 on the adjacent plot to the south east of plot 2 is less as this faces mostly the flat roof section of building 1.



2 View south west from the site towards plot 2 Grizedale. Indicating the screening effect of the existing boundary fence.

- 6.10 The design in respect of the inter-relationship of the dwellings on the site has been revised. The ground floor windows in the facing elevations of building 1 and 2 are screened by a proposed hedge on the joint boundary. The first-floor windows in the north east elevation of building 1 faces towards its own garden and the front parking area of building 2. The buildings are angled away from each other and are not directly facing. The first floor windows in the proposed south-west elevation of building 2 light two bedrooms. These bedrooms also benefit from large rooflights in the north west and south east elevation. To avoid overlooking from the first floor windows in the proposed south-west elevation of building 2, these windows are proposed to be obscure glazed and be provided with restricted openings.
- 6.11 The issues of privacy and outlook highlighted in the Officer Report in the previous scheme have been addressed through the revisions in the design of the proposed dwellings and the site layout. The revisions also comply with the key statements within the pre-application advice response in 2020. The proposal is compliant with the requirements of policy DMG1.

Access & highway safety

- 6.12 The local highway authority raised no objections to the previous application of the site for two dwellings. They did request that the gating arrangement should be at 90 degrees to the carriageway. This detail has been provided in this revised scheme. Electric vehicle charging points have been provided and there is ample space within the curtilage for the secure storage of cycles. The site is in easy walking distance of a bus stop. The proposal complies with the requirements of Policy DMI2, DMG1 and DMG3.

Ecology

- 6.13 A bat survey of the existing stables was carried out on the 25th November 2021. The report states that no evidence was recorded to suggest bats were roosting in the building. The building is considered to be of negligible potential for roosting bats.
- 6.14 The proposed demolition of the existing stables is unlikely to have an adverse impact on bats. The redevelopment of the site for housing raises no adverse issues regarding protected species and is compliant with policy DME3.

7 CONCLUSIONS

- 7.1 This Planning Statement has been prepared to accompany a revised full planning application resubmission for the construction of two dwellings
- 7.2 It demonstrates that the principle of development is wholly compliant with the provisions of the adopted Ribble Valley Core Strategy with regard to the type and nature of the proposed use. The revised design has addressed the concerns raised by the Planning Officer regarding the previous scheme in relation to the impact on the surrounding properties and the inter-relationship between the proposed dwelling on the site.
- 7.3 In addition, no environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendices

Appendix 1 Pre-application advice RV/2020/ENQ/00022

Appendix 2 Officer Report to 3/2021/1263



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Officer:	Laura Eastwood	Direct Tel:	01200 414493	Council Offices Church Walk Clitheroe Lancashire BB7 2RA
Email:	Laura.Eastwood@ribblevalley.gov.uk			
Our Ref:	RV/2020/ENQ/00022			
Proposal:	Proposed two new dwellings – issues regarding privacy distances to be resolved.			
Location	Land Adjacent to 115 Kemple View, Clitheroe, BB7 2QJ			
Date of site visit	-			
Date:	30/03/2020			

Pre-Application Enquiry Response

Dear Peter,

I write further to your submission of a request for pre-application advice at Land Adjacent to 115 Kemple View, Clitheroe on behalf Mr Imran Khan. The enquiry seeks the Council's views on the proposed construction of 2 new dwellings with issues regarding privacy to be resolved.

Unfortunately, I am unable to visit the site or offer a meeting at this time due to the current Co-Vid 19 situation. However; my initial observations on the submissions are as follows.

Relevant Core Strategy Policies:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in favour of sustainable development
Key Statement EN2 – Landscape
Key Statement EN4 – Biodiversity and Geodiversity

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME2– Landscape and Townscape Protection

- National Planning Policy Framework (NPPF)

Principle of Development:

You seek advice on the construction of two dwellings following the grant of outline planning permission on this site under application 3/2018/0740 in particular acceptable facing distances required to surrounding residential properties.

The principle of residential development of this site has been established previously, however this granted consent for 3 dwellings and the layout access and parking. Therefore, you will need to submit an outline or full application for the 2 dwellings proposed.

Design:

I cannot comment on the design at this stage which you state will be developed following further advice with regard to residential amenity issues.

You will need to provide drawings of the proposed dwellings as well as hard and soft landscaping and any bin stores and electric vehicle charging points.

Residential Amenity:

I note that there are extant planning permissions for development surrounding the site. It is difficult to give comprehensive advice without the detailed design but I note that this is to be developed following guidance from the LPA.

Generally speaking, I would expect a 21 metre minimum facing distance to be achieved between habitable room windows and 13m between a window and blank elevation with a private garden length of around 10.5m. These distances may be subject to negotiation dependant on site circumstances and boundary treatments. Frosted glass and high-level sills may also be used in some rooms providing an adequate standard of amenity is still achieved for future occupants; for example, frosted glass or high sills would not be desirable as the only window in a bedroom or lounge. Shorter facing distances may be acceptable at ground floor level if adequate boundary screening is in place.

I note that Plot 1 is roughly opposite the turning head adjacent to Plot 42 on the development approved under application 3/2015/0446 and therefore is unlikely to result in direct overlooking of the dwellings on this site. Plot 2 is set further back and behind 115 Kemple View so is also unlikely to have an adverse impact on these dwellings.

There should be no side facing windows in Plot 2 overlooking number 115 unless they are frosted or high cill. Ground floor windows, if required should be screened by a suitable solid boundary treatment.

I am unclear the grey area indicates the proposed footprint, or the parameters within which the dwellings will be designed. A large two storey property could have an overbearing impact on adjacent private gardens, particularly to 115 Kemple View. Sections should be useful to demonstrate that there is no overshadowing of existing properties as a result of the proposed development.

Plot 1 appears to be roughly in line with the garages proposed at Plots 1 and 2 of the application 3/2020/0010 and their rear gardens but will also be bounded by the gardens of Plot 3 as well as Plots 4 and 5 to the South East. Again, I would expect there to be no habitable windows facing onto Plots 1-3 due to the proximity to the boundaries unless at ground floor and suitably screened.

I would recommend that the principal windows on the proposed dwellings, particularly at first floor level, should face North West and South East as there is a greater distance to these boundaries and the proposed dwellings.

Highways:

It is not likely that any adverse comments would be submitted from LCC Highways but should you require a formal observation on this matter you will need to engage in their own pre application advice service. The site has previously been found to be able to achieve suitable access and parking for three dwellings, therefore it could adequately serve two dwellings and provide adequate off-street parking.

Biodiversity and Trees:

You will need to submit details of any trees on the site which are proposed to be removed and methods of protection of any remaining during construction as well as the proposed landscaping. New development should also include features to enhance biodiversity such as bat and bird boxes.

Conclusion:

On the basis of the submitted information, the proposal is acceptable in principle. I trust that the advice given is helpful but if you would like to forward more detailed drawings showing the layout of the dwellings to planning@ribblevalley.gov.uk I will be able to comment further prior to a formal submission.

Other Matters:

If you wished to progress to a formal application it should be accompanied by:

Design and access statement

Bat report.

Tree survey

Drainage details

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. The Council's validation checklist is provided in the following link, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

https://www.ribblevalley.gov.uk/downloads/file/12209/draft_validation_checklist_march_2019

As previously indicated Lancashire County Council provide a separate, chargeable pre-application service for highway related matters and drainage matters. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>


<https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-flood-risk-and-land-drainage-advice-service/>

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Laura Eastwood

Principal Planning Officer
Ribble Valley Borough Council

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:		Date:		Manager:		Date:
Application Ref:	3/2021/1263				 Ribble Valley Borough Council www.ribblevalley.gov.uk		
Date Inspected:	04/01/21						
Officer:	SK						
DELEGATED ITEM FILE REPORT:					REFUSAL		
Development Description:		Proposed construction of two new detached dwellings.					
Site Address/Location:		Land adjacent to 115 Kemple View Clitheroe BB7 2QJ					
CONSULTATIONS:		Parish/Town Council					
<p>Clitheroe Town Council have raised no objections to the proposals but wish to express concern regarding the increase in access required in a cul-de-sac.</p>							
CONSULTATIONS:		Highways/Water Authority/Other Bodies					
LCC Highways:							
<p>LCC Highways have raised no objections to the proposal subject to the imposition of conditions and amendments to the gate arrangement; in this respect the Highways Officer has offered the following observations:</p> <p><i>The gating arrangement restricts the movement of vehicles at 115 Kemple View and should be amended so that the gates are aligned at 90 degrees to the carriageway rather than at an acute 45-degree angle from the boundary of number 115.</i></p> <p><i>There are no garages proposed. Each dwelling requires a secure, covered cycle store and electric vehicle charging point. The proposed highway drain diversion shown on drawing 'Site drainage diversion and proposed building outline' PHA/366-100 is acceptable.</i></p>							
United Utilities:							
<p>United Utilities have raised no objection to the proposal subject to the imposition of conditions relating to foul and surface water drainage.</p>							
Network Rail:							
<p>Network Rail have raised no objection to the proposal but have stated that works affecting rail assets must be undertaken with the agreement and supervision of Network Rail.</p>							
CONSULTATIONS:		Additional Representations.					
<p>Eight letters of representation have been received in respect of the proposed development objecting on the following grounds:</p>							

- Detrimental impact upon residential amenity
- Overbearing impact
- Inadequate parking and vehicular manoeuvring provision
- Limited access road
- The scale of the dwellings is excessive
- Presence of drainage infrastructure on-site
- Increase in traffic
- Design of the dwellings is out of character with the area

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME1 – Protecting Trees & Woodland

Policy DME2 – Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2020/0390:

Erection of two detached dwellings. (Withdrawn)

3/2018/0740:

Application for outline planning permission for three dwellings, access and parking. (Approved)

3/2014/0461:

Outline application for three dwellings, access and parking. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a 0.18 Ha area of land at the eastern extents of Kemple View, Clitheroe.

The land currently accommodates a disused stable building and a sand paddock that historically was used for private domestic purposes ancillary to the property no 115 Kemple View. The private equestrian use of this piece of land was established through the granting of planning consent 3/1989/0360. The immediate area is largely residential in character with the site also being located within the defined settlement boundary of Clitheroe.

The site historically benefits from an outline planning consent for the erection of three dwellings (granted 11th December 2018), the outline consent is no longer considered extant having expired on the 11th of December 2021.

The site is bounded to the south by a residential housing development which is currently under construction with the site also bounding number 115 Kemple View at its north-eastern extents. A number of dwellings fronting Raglan Close also bound the site to the north-west.

Proposed Development for which consent is sought:

The application seeks consent for the erection of two detached dwellings, one being located towards the eastern extents of the site (Building 2) with the remaining dwelling being located to the southern extents of the site (Building 1). Both dwellings are part single-storey, part two-storey with the submitted details proposing that the dwellings will be faced in a facing brick/stone to be agreed.

The submitted details also propose the gating-off of the entrance, however at this stage no details have been provided in respect of the proposed gate or associated boundary treatment to the site frontage. Parking provision for both dwellings will be accommodated within each respective residential curtilage with a bin storage area being located to the northern extents of the site.

Principle of Development:

The principle of the development of the site for residential purposes has historically been established as acceptable through the granting of outline consents 3/2014/0461 and 3/2018/0740, however it should be noted that both outline consents have since expired.

The proposal site is located within the defined settlement of Clitheroe and as such it is considered that the principle of the proposed development, notwithstanding other development management considerations, remains compatible and aligns with the adopted development strategy in relation to the locational aspirations for housing growth within the borough.

Impact Upon Residential Amenity:

Given the proposal site is bounded on three-side by residential development, considerations must be given in respect of the potential for the proposal to have undue impacts upon existing residential amenity or in the case of the adjacent housing development under construction, impacts upon the residential amenities of future occupiers.

Building 2 is located within close proximity to the shared boundary with 115 Kemple View. Taking account of the solar orientation of the site in concert with the overall scale of building 2 and the extent of the footprint located adjacent the shared boundary (both single-storey and two-storey elements), it is considered that building 2 is likely to result in a significant overbearing impact upon 115 Kemple View and its associated residential curtilage area, including a loss of light, not only to the dwelling but also once again the private garden area of number 115.

In respect of the adjacent housing development currently under construction, the application site is benefits from land-levels that is significantly above that of the construction level and proposed finished floor-level of the dwellings being built. Based on a number of initial measurements the difference in levels ranges from 1.3m to that of approximately 1.5m.

Taking account of the difference in site levels, whilst taking account of the scale and proximity of building 2 to the shared boundary with the properties to the south, it is likely that the proposed dwelling will result in a significant overbearing relationship with the dwellings currently under construction and as such will significantly compromise the residential amenities enjoyed by future occupiers of the dwellings.

Depending on the nature of the proposed boundary treatments along the southern shared boundary, there also exists the potential for direct-overlooking, from the south facing windows of building 1, from an elevated position into the garden areas of the dwellings to the south that would significantly compromise the level of privacy experienced by occupiers of the dwellings to a degree that would result in an unacceptable level of residential amenity.

Consideration must also be given regarding the relationship between the proposed dwellings and as to whether the proposed, arrangement, layout and siting of the proposal would provide adequate levels of residential amenity for potential occupiers.

In this respect, taking account of the orientation of the dwellings and the window locations of primary habitable rooms, significant concerns exist in relation to the inter-relationship between both dwellings. The first floor windows of building 2 are likely to result in significant overlooking of the curtilage of building 1 from an elevated position to a degree that would significantly undermine the level of privacy experienced by occupiers of building 1, with these windows also having a direct overlooking relationship with the kitchen and dining/sitting area of building 1.

Visual Amenity/External Appearance:

Both dwellings are of a differing configuration with both consisting of single-storey and two-storey elements. The architectural language of both the dwelling is largely similar, being of a largely austere appearance, lacking any clear architectural detailing. The footprint and overall cumulative scale of the proposed dwellings is significantly in excess of that of any of the nearby or adjacent residential properties and as such it is considered that the dwellings fail to respond positively to the scale or inherent pattern of development that defines the character of the area.

As such it is considered that the proposed development would result in the introduction of an anomalous and discordant form of development that fails to respond positively to the inherent pattern and scale of adjacent built-form being of detriment to the character and visual amenities of the area.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:		That permission in principle be refused for the following reason(s)
01	The proposal is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy in that the proximity, scale and orientation of 'Building 2' would significantly undermine and compromise the residential amenities of the occupiers of 115 Kemple View by virtue of a direct unsympathetic overbearing relationship.	
02	The proposal is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy in that the proximity, scale and orientation of 'Building 1' would significantly undermine and compromise the residential amenities of the future occupiers of the housing development to the south-west by virtue of a significant overbearing relationship, exacerbated by the differing topographies of both that of the application site and the affected site.	
03	The proposal is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that the proposed inter-relationship between both dwellings, in particular the relationship of	

	the south-westerly facing first-floor windows of 'Building 2', is likely to result in direct-overlooking of both habitable rooms and the private curtilage area of 'Building 1 ' to a degree that would significantly undermine the sense of privacy enjoyed by future occupiers of the dwelling.
04	The proposal is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that approval of the proposal would result in the introduction of an anomalous and discordant form of development that fails to respond positively to the inherent pattern and scale of adjacent built-form being of detriment to the character and visual amenities of the area.

