

Waddington Parish Council

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Monday, February 24th 2025

FAO: Emily Pickup
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
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BB7 3RA

Dear Ms Pickup

Ref: Planning application 3/2024/1025 – Proposed single storey side extension and internal alterations – Apple Tree Cottage, 4 Orchard Cottages, Branch Road, Waddington BB7 3HR

With regard to the above application, members of Waddington Parish Council would like to highlight concerns received from a resident of the parish, namely that being situated within a Conservation Area, the proposed development should not adversely impact the character and appearance of the village.

In particular, the Council wishes to draw attention to the previous planning appeal, upheld by the Secretary of State in August 2003 (appeal ref **APP/T2350/A/03/1119510**). Whilst the latter ruled to allow the original construction of Orchard Cottages, it also stipulated a number of specific criteria to be adhered to in respect of building materials and the architectural design of doors and windows.

Per the Secretary of State's formal Appeal Decision:

- **Para 20 (page 4) Conditions** ... *In view of the location of the site within Waddington Conservation Area, I intend to impose the suggested condition regarding materials and that in relation to door and window details to ensure that the strong vernacular architectural traditions are maintained. Along with these requirements, I consider it necessary to impose restrictions, as suggested by the Council, to prevent the inappropriate extension of the cottages or the erection of ancillary structures, hardstanding and fences that would be harmful to the environmental quality of the conservation area. I shall achieve this by removing certain "permitted development" rights. Retention of existing trees is necessary in view of their contribution to the quality of the local environment."*

Accordingly, the Council requests that RVBC Planning Department confirms that these considerations and any other relevant factors pertaining to the 2003 Appeal will be duly considered when determining the current planning application.

Yours sincerely

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Chris Towers
Clerk to the Council