

# 14 Lancaster Drive



05 SEP 2005

## Document Aim

---

In the relevant pre app, the delegated officer made comments about the potential for overlooking from the redeveloped 14 Lancaster Drive onto Eddisford Primary School.

This document aims to produce relevant information and imagery to allow a pragmatic approach to decision making. The document will contain imagery of the rear elevations of properties overlooking Eddisford school from Lancaster Drive as well as a map highlighting the location and direction of images provided when taken.

Through the information provided, we hope to provide sufficient evidence to reinforce our conclusion.

May thanks for your consideration on the matter.

Image shows eddisford school, Red dotted line highlights 14 Lancaster drive and adjacent properties, Green dotted line encircles trees recently planted to provide additional screening.





Woolfington Grammar School for Boys

Clitheroe Edisford Primary School

SPAR Edisford Road

St Paul's St  
Edisford Rd

St Paul's Church, Low Moor

Lancaster Dr  
Lancaster Dr  
Lancaster Dr

Fairfield Dr

Bleasdale Ave

Music Studio

Seedall Ave  
Seedall Ave  
Seedall Ave  
Top Crescent

Siddows Ave  
Siddows Ave  
Siddows Ave

Ennerdale Rd

Ennerdale Rd

Shireburn Ave

Bleasdale Ave

Core Ave

## **Image Notes and locations taken**

---

Disclaimer - Some Images have been grouped for ease of understanding.

**Image 1:** This Image highlights the roofline of 16 Lancaster Drive, as observed in the image, this property has zero dense screening and already has the attic converted with a window overlooking the school field.

**Image 2:** This image was taken adjacent to image 1 however, the image has included more properties as a different lens was used. As demonstrated in the image, all the properties photographed have a better vantage point/ viewpoint of the school playing field.

**Image 3:** This image is a third photograph of the aforementioned properties.

**Image 4 (x2):** Photographed directly behind the subject property, 14 Lancaster drive. As you can see, dense foliage covers the entire rear of the property providing zero visibility onto the school premises. The two images also show the newly planted trees (8 years ago) providing additional screening.

**Image 5:** This image shows 12 A Lancaster drive, a “new build” addition recently constructed. This property does have partial screening however, it overlooks the school playing field.

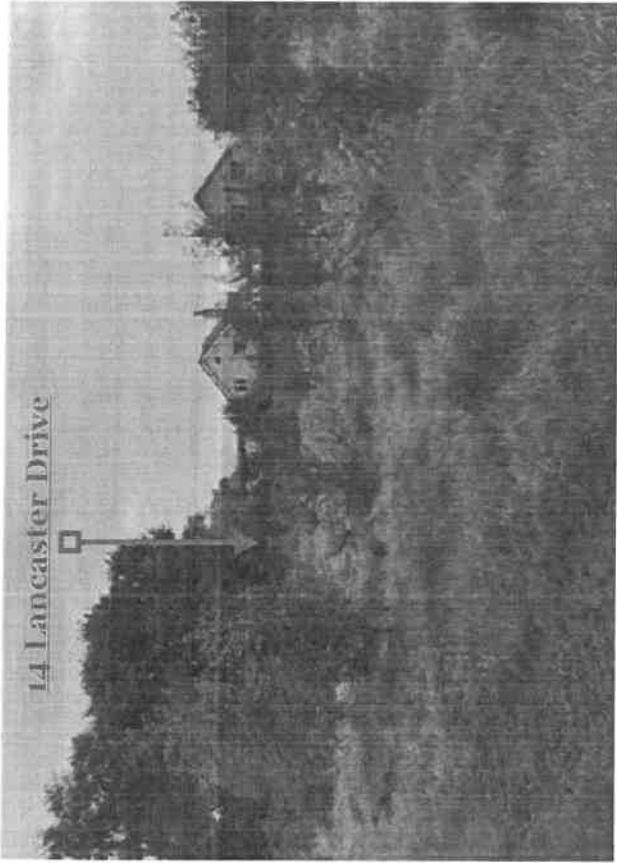
**Image 6:** This property highlights the bottom half of Lancaster Drive encompassing 5 properties in total, as demonstrated some houses have zero screening and also receive no benefit from the mature, linear trees obstructing the playground from 12 A up towards Eddisford Road.

**Image 7&8:** The final two images highlight the subject property, centralised in the photograph from the school playing field. These images demonstrate thick layers of established trees in good health, providing more than adequate screening for the proposed works.

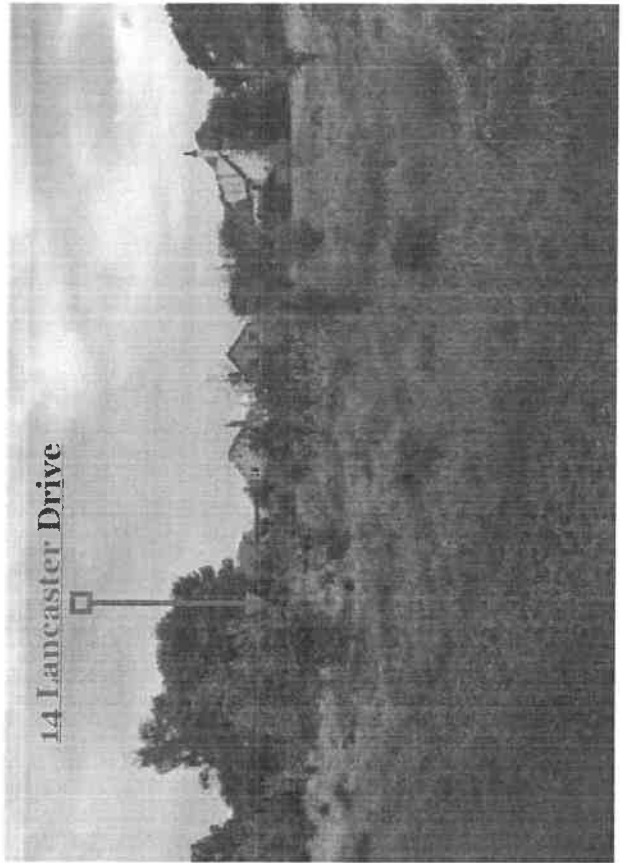
3



1



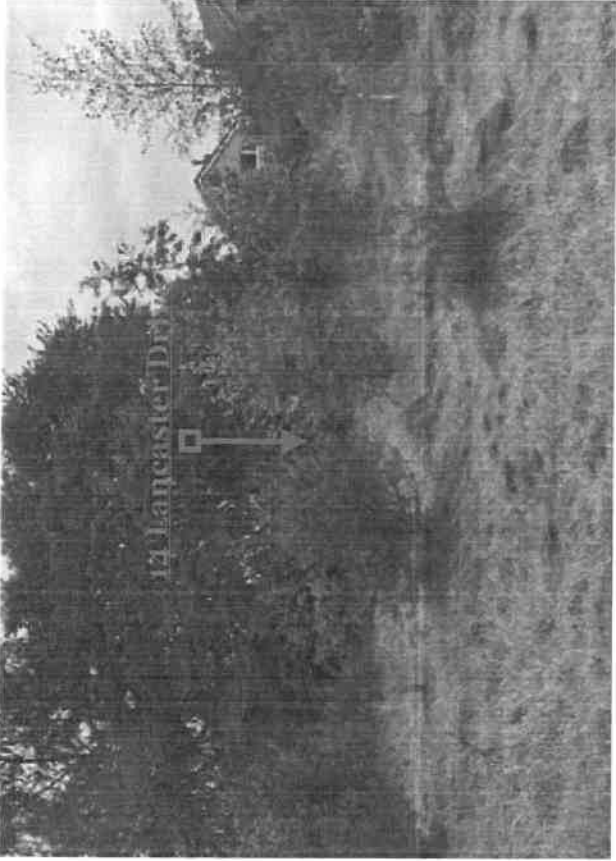
2



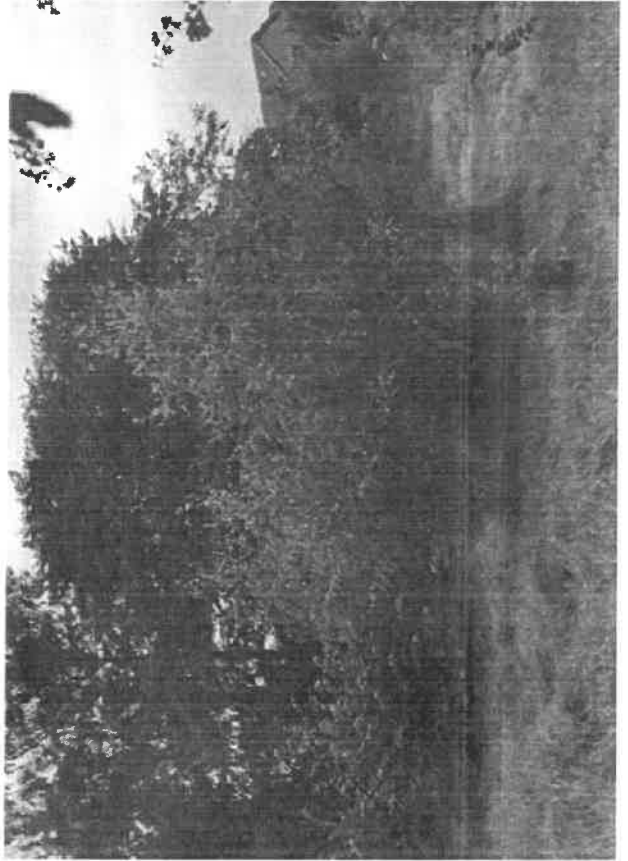
5



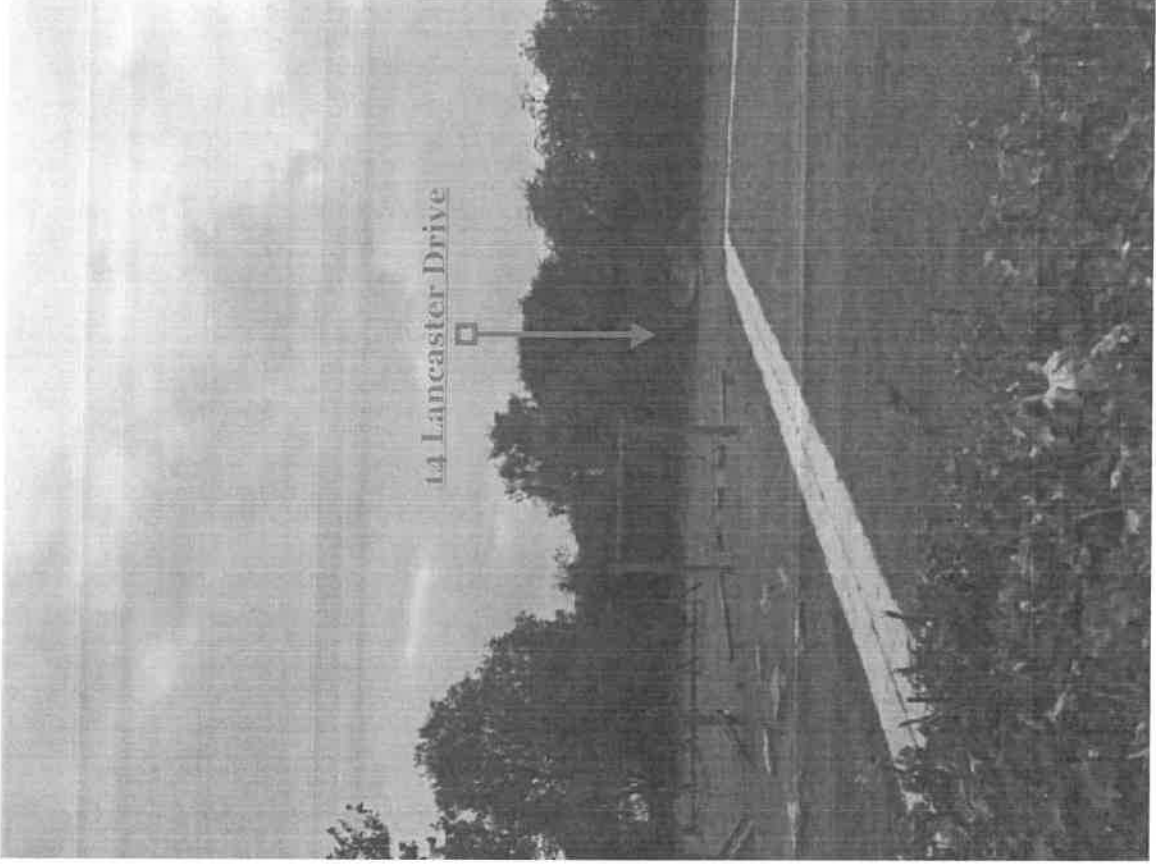
4



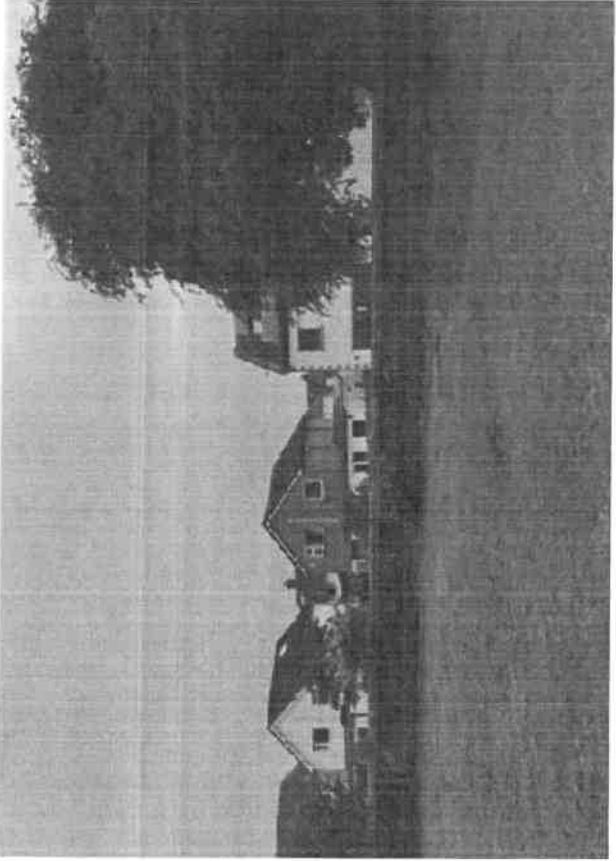
4



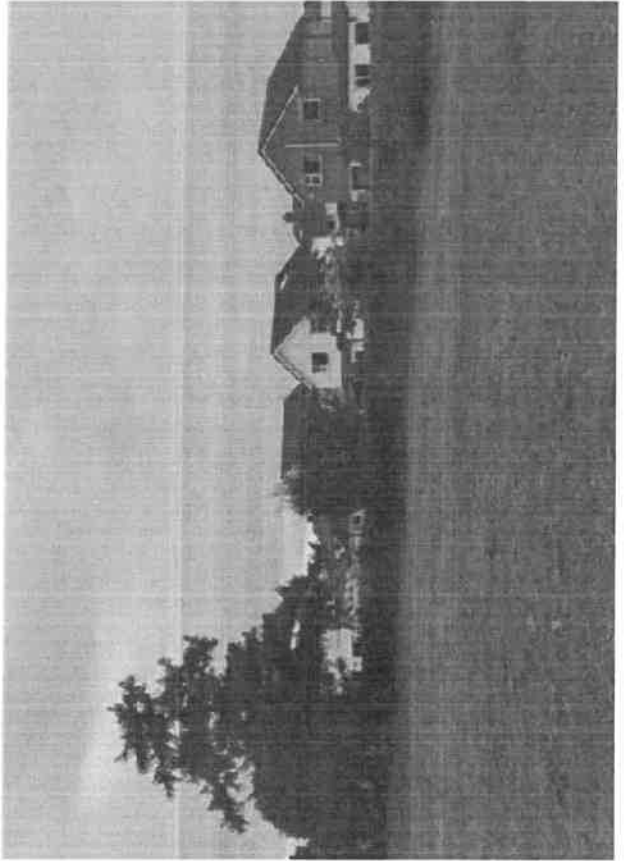
7

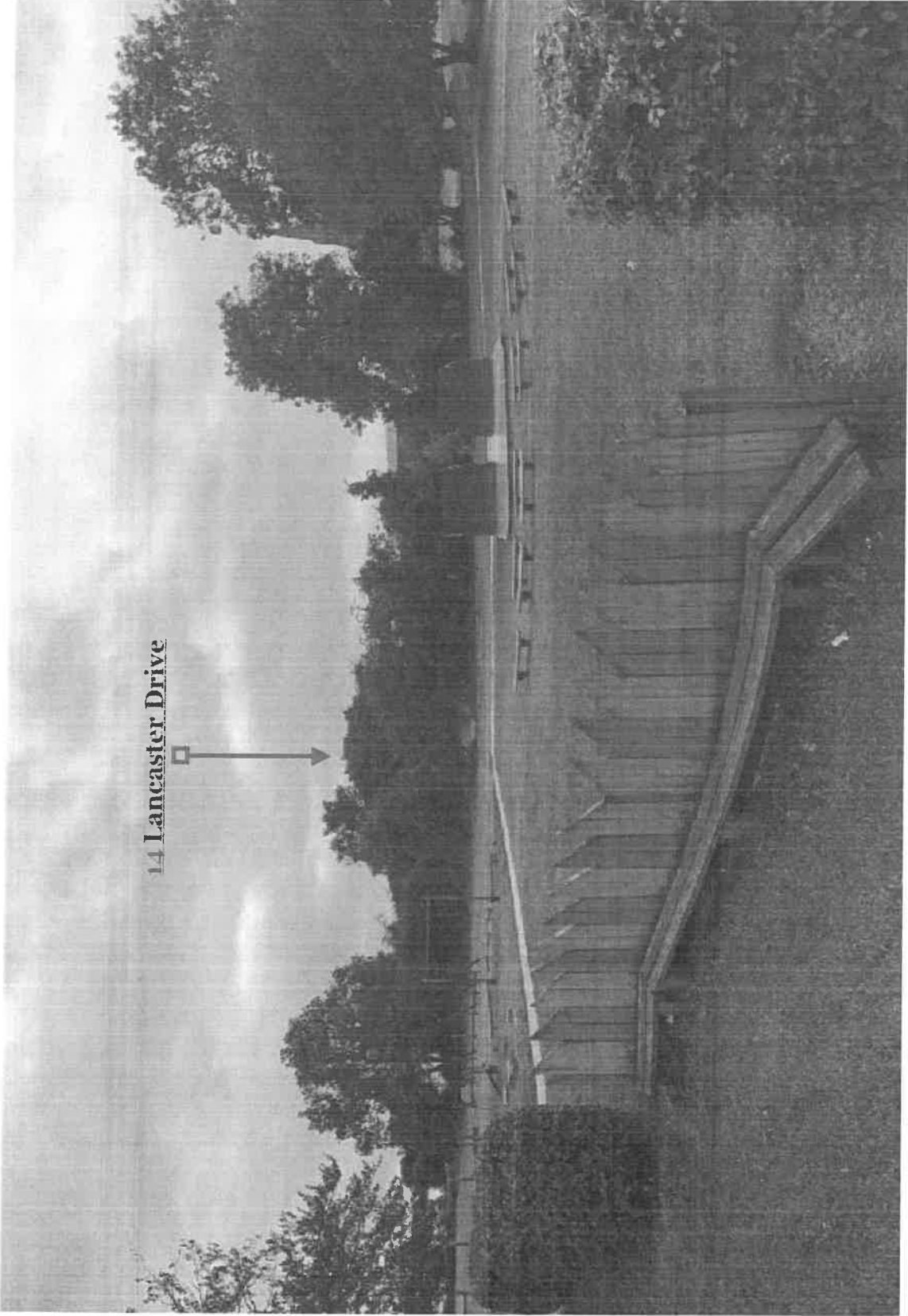


6



6





14 Lancaster Drive

## Conclusion

---

The subject property, 14 Lancaster Drive, benefits from a substantial and well established tree canopy located within its boundary, as documented in the accompanying tree survey conducted by Lakeland Tree Consultancy. According to the findings of that report, the mature trees are assessed to be in good health and are projected to remain viable for a minimum of 40 years from the present date.

These mature trees contribute significantly to a dense vegetative screen, which offers a high degree of visual obscurity both from the property towards the adjacent school and vice versa. This natural screening is further supplemented by a younger woodland planting, estimated to be approximately Eight years old. Given the projected longevity of the existing mature trees, the recently planted woodland will have adequate time to develop into a denser and more robust screen, further enhancing the overall visual barrier as time goes on.

Additionally, a well-established linear formation of mature trees situated approximately 50 metres from the subject property and running parallel to Lancaster Drive, provides further visual screening. This feature complements the on site vegetation and serves to obscure views of the property from various vantage points within the school grounds.

### Summary:

While it is acknowledged that potential overlooking concerns should be appropriately considered, it is important to note that other existing properties in the vicinity benefit from more direct and unobstructed views of the school premises. In contrast, 14 Lancaster Drive is arguably the most visually shielded property on the street, due to the extensive natural screening afforded by its existing and developing vegetation.

Even when the proposed configuration of 14 Lancaster drive is considered, the outcome is the same due to the previously mentioned, mature screening.