



MAYBERN

PLANNING + DEVELOPMENT

Statement of Case

*Appeal against the refusal of a full planning application
proposing the erection of a single dwelling*

Land at 43 Hawthorne Place, Clitheroe

Appellant: Mr. T. Brown

LPA Application Reference: 3/2019/0262

November 2019

Job Number: 18-038

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1.0 Introduction

- 1.1 This appeal has been prepared by Hollie Barton, a Senior Planning Consultant of Maybern Planning + Development ('Maybern'). I have a Masters degree in Town and Country Planning from the University of Manchester. I am also a Chartered Member of the Royal Town Planning Institute (RTPI).
- 1.2 I have developed skills and expertise via professional experiences across various planning sectors including residential, commercial, leisure and retail planning. I have advised on small to large scale proposals and provided planning advice on sites across England.
- 1.3 This Statement of Case is submitted on behalf of Mr. T. Brown, to support the appeal pursuant to Section 78 of the Town and Country Planning Act 1990 against the refusal of planning permission, as determined by Ribble Valley Borough Council (RVBC) (hereafter 'The Council'). The appeal relates to a full planning application for a new dwelling proposed within the curtilage of a residential property in Clitheroe, Lancashire.
- 1.4 The planning application (Ref: 3/2019/0262) sought approval of:
- 'The erection of a single dwelling with associated access, landscaping and all other works.'*
- 1.5 The application was validated by The Council on 25th March 2019. It was refused planning permission on 30th May 2019. The decision notice is enclosed at Appendix 1.

Appeal Procedure Choice

- 1.6 It is considered that this appeal should be determined by way of written representation. In considering the most suitable procedure for this planning appeal, consideration has been given to The Planning Inspectorate's 'Procedural Guide' as published in August 2019.
- 1.7 The written representation route is considered acceptable given the minor nature of the proposed development and local precedent.

Grounds of Appeal

- 1.8 The appeal is being made on the following grounds:
- The proposal is compliant with the Development Plan, in accordance with Section 38 (6) of the Town and Compulsory Purchase Act 2004;
 - Material Considerations, including the National Planning Policy Framework (NPPF), weigh in favour of the appeal proposal, in accordance with the Town and Compulsory Purchase Act 2004;
 - There are no technical constraints (i.e. highways, ecology or drainage) which could preclude the development being considered acceptable, as confirmed via comments made by statutory consultees during the application determination period;
 - The site comprises an infill development opportunity;
 - The site is sustainably located; and

- The presumption in favour of sustainable development i.e. planning permission should be granted without delay, given that the proposed development accords with an up to date Development Plan (Para. 11, Part C of the NPPF).

Appeal Submission Pack

1.9 Submitted for the consideration of the Planning Inspectorate are the following documents and plans:

- Location Plan – Drawing Number 5760-LP;
- Existing Site Plan – Drawing Number 5760-E01;
- Proposed Site Plan – Drawing Number 5760-P01 Rev B; and
- Proposed Plans, Elevations & Site Plan – Drawing Number 5760-P02 Rev A.

2.0 The Site and its Surroundings

The Site

- 2.1 The appeal site comprises land at Hawthorne Place, Clitheroe in Lancashire (BB7 2HU). The appeal site sits between two dwellings; 41 and 43 Hawthorne Place. The site sits within what is currently the curtilage of 43 Hawthorne Place.
- 2.2 43 Hawthorne Place, precisely its double garage and its associated driveway, sit to the appeal site's north west boundary. The appeal site fronts to the north east onto Hawthorne Place, a residential street which predominately comprises two-storey "family" houses. To the site's south east boundary is a side elevation of 41 Hawthorne Place. To the south west is the boundary and side elevation of Ashdown; a residential property which fronts on Eastham Street (also to the south).
- 2.3 The site is located within the established residential area of Clitheroe. It is located within 1 kilometre of the town centre. Given its proximity to Clitheroe's established town centre and associated shops and amenities, the site is in a highly sustainable location with good connectivity to those amenities and services, including retail, leisure and transport opportunities, the latter including bus and train transportation to local and regional destinations.
- 2.4 The site measures 17.71 square metres in size. Figure 1 below shows the site location and the immediate context.



Figure 1: Approximate site boundary of the application site

Planning History

- 2.5 Set out below is a summary of the planning history of the application site:
- Application Ref: 3/2011/0315, 'Erection of 4-bedroom two-storey detached dwelling'. Validated on 28th April 2011, the application was withdrawn on 20th June 2011.
 - Application Ref: 3/2011/0703, 'Proposed erection of a three bedroom, two-storey dwelling with attached garage. Re-submission of 3/2011/0315P'. The application was validated on 8th August 2011. It went to Planning Committee on 8th December 2011 with a recommendation for approval. However, the Committee went against the recommendation with a decision notice issued confirming refusal on 12th December 2011. The application was refused for the single reason of:

'The proposed development given its size and siting would have a detrimental impact on the adjacent residential amenity by virtue of overlooking and thus impacts on the privacy and as such be contrary to Policy G1 of the Districtwide Local Plan.'

The Committee Report is provided at Appendix 2.

An associated appeal (Ref: APP/T2350/A/12/2173804) was subsequently lodged. The Inspector found *'that the proposed development would be acceptable in principle and while there may be a shortage of housing land, it [was her] objections in relation to living conditions and character and appearance'* (Para. 33) that led to the appeal being dismissed on 12th September 2012. The reasoning behind her refusal included consideration made towards the separation distances between the proposed dwelling and neighbouring properties.

- Application Ref: 3/2019/0262, *'Erection of a single dwelling with associated access, landscaping and all other works'*. Validated on 25th March 2019. The application was then refused planning permission on 30th May 2019 with three reasons for refusal which are detailed at Section 4.0 of this Statement of Case.

3.0 The Proposed Development

- 3.1 The full planning application (Ref: 3/2019/0262) as refused by Ribble Valley Borough Council, sought consent for the erection of a single detached dwelling and associated driveway, landscaping and all other works on land within the curtilage of a dwelling at Hawthorne Place.
- 3.2 Like most houses on Hawthorne Place, the dwelling was proposed to comprise a two-storey detached property. Detached dwellings also form the predominant house type along Eastham Street to the south.
- 3.3 The proposed dwelling would benefit from three bedrooms, driveway for two cars to its north west (side) elevation, and a rear garden of a similar size to those at other properties on Hawthorne Place.
- 3.4 Design factors including the proposed dwelling's scale and style, use of hard and soft landscape, and use of materials have all been selected to complement neighbouring properties to create a cohesive feel. The proposed dwelling is to be located on an 'infill' site which makes effective use of the underutilised land. Proposed materials include yellow facing brick plinth and yellow facing brick soldier band course, red facing brick, concrete roof tiles, UPVC doors and windows, aluminium bi-folding doors to the south west elevation, and white UPVC rainwater goods. The selected materials have also considered efficiency and effectiveness, and ease of installation and maintenance for the benefit of future residents. In the interests of security, privacy and clear boundary treatments to signify ownerships, a new timber boundary fence will form a physical boundary between 43 and 43A Hawthorne Place.
- 3.5 As set out under the 'Planning History' section at Chapter 2 of this Statement, excluding the application to which this appeal relates, the planning credentials of a dwelling at the site were assessed via two historic planning applications; one which was withdrawn and a subsequent planning application which was refused and then dismissed at appeal. The planning history confirms it was only the design which precluded a dwelling at this site being deemed acceptable. Matters such as highways, ecology, and the overall principle of a dwelling capable of accommodating a family at this site were considered acceptable.
- 3.6 The dwelling design as proposed by the 2019 planning application (Ref: 3/2019/0262) strongly considered the relevant planning history and changes were made to the previous dwelling design to alleviate concerns raised as part of the previous applications; primarily those concerns linked to the amenity of residents of existing properties near the application site and, if approved, also future residents of the proposed dwelling.

Changes to the Previous Submissions' Design

- 3.7 As shown at Figure 2 below, the original refused planning application (Ref: 3/2011/0703) proposed 43A Hawthorne Place to have a driveway and landscaped area to its front elevation, separating the dwelling from the pavement and public highway (Hawthorne Place). The dwelling's precise position was for it to fall immediately to the side (east) of the double garage at 43 Hawthorne Place. Its front elevation followed the contour of the rear elevation of 41 Hawthorne Place (that property being located to its south east). With its previous position on the plot, the proposed dwelling was also '*some 15-17m from Ashdown*' as confirmed via the Inspector's decision (Para. 10), separated by the proposed rear garden for 43A Hawthorne Place.
- 3.8 This revised proposal at land at 43A Hawthorne Place show the omission of a driveway to the front of the property and also the landscaping to the front. Instead, the proposal shows the dwelling fronting onto Hawthorne Place and following the contour of 41 Hawthorne Place's front elevation. The driveway is proposed to be relocated from the front elevation to the proposed dwelling's north west (side)

elevation. Its east elevation is shown to run parallel with 41 Hawthorne Place's (west) side elevation. The separation distance between these side elevations should not form a consideration to the acceptability of this planning application given (it is understood) that 41 Hawthorne Place does not have any windows nor 'habitable rooms' to this elevation. It is also proposed that the south east facing (side) elevation at 43A Hawthorne Place will not have windows nor habitable rooms, as demonstrated on the submitted plans and shown at Figure 3 below.

- 3.9 By bringing the dwelling forward, the proposed rear garden of 43A Hawthorne Place has been extended beyond what was previously proposed. As well as proposing a larger private garden than previously proposed for the benefit of future residents, the extended rear garden increases the separation distance between the proposed dwelling and Ashdown on Eastham Street, alleviating a concern raised by both the Council and Inspector as per the previous application and appeal. This distance is now 21 metres.

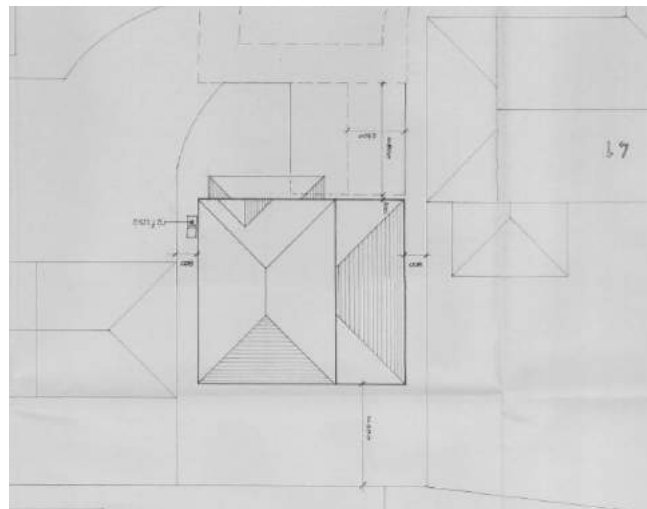


Figure 2: Proposed Site Plan as per previous application (Ref: 3/2011/0703)



Figure 3: Proposed Site Plan as proposed by this planning application

4.0 Reasons for Refusal

4.1 The application which is subject to this appeal was refused planning permission by Planning Officers (under Delegated Powers) for the following reasons:

- 1 The proposed development, by virtue of its scale, siting and proximity to existing dwellings, would result in an incongruous, anomalous and discordant form of development that would undermine and diminish the current spacious character of the street scene. It is further considered that the scale and size of the proposed dwelling fails to respond positively to the inherent scale of the dwellings found within the area and immediate street scene.

As such, approval would lead to a development that fails to respond positively to the inherent pattern of development within the area, being of detriment to the character and visual amenities of the area contrary to Policy DMG1 of the Ribble Valley Core Strategy.

- 2 The proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that the future occupiers of the proposed dwelling are unlikely to experience an acceptable level of privacy within the rear garden area of the proposed dwelling by virtue of an unacceptable level of direct overlooking from the neighbouring dwelling Ashdown, within close proximity and from an elevated position.
- 3 The proposed development is in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy insofar that it would be of detriment to the residential amenities and undermine the sense of privacy experienced by the occupiers of Ashdown by virtue of its proximity and direct resultant overlooking relationship. It is further considered, by virtue of its orientation and staggered rearward projection that the proposed dwelling would be of detriment to the residential amenities of the occupiers of 41 Hawthorne Drive* by virtue of an overbearing and over-dominant impact.

*Note by Maybern: It is assumed that this is an error and it was intended to read 'Hawthorne Place' not 'Hawthorne Drive'

5.0 Planning Policy Assessment

Development Plan

Ribble Valley Core Strategy (2015)

- 5.1 The statutory Development Plan for the application site comprises the adopted Ribble Valley Core Strategy (adopted 2015) and the Housing and Economic Development DPD (adopted 2019).
- 5.2 The Core Strategy sets out the spatial vision for the Borough through to 2028, and the policies and objectives necessary to achieve this. The Proposals Map that supports the Housing and Economic Development DPD confirms the site is not allocated for any specific land use(s) (i.e. it is 'white land') and within the 'Draft Settlement Boundary' for Clitheroe.
- 5.3 Relevant policies of the adopted Core Strategy are as follows:
- Key Statement DS1 – Development Strategy
 - Key Statement DS2 – Sustainable Development
 - Key Statement EN2 – Landscape
 - Key Statement EN3 – Sustainable Development and Climate Change
 - Key Statement H1 – Housing Provision
 - Key Statement H2 – Housing Balance
 - Key Statement DMI2 – Transport Considerations
 - **Policy DMG1 – General Considerations**
 - Policy DMG2 – Strategic Considerations
 - Policy DMG3 – Transport and Mobility
- 5.4 At the top of the settlement hierarchy, as outlined at Policy DS1 of the Core Strategy, new housing development is first and foremost directed to an identified strategic site and to the three principal settlements which include Clitheroe. This tier of the hierarchy is prioritised for residential development over other locations. The proposed dwelling complies with this since it is proposed within the established Clitheroe residential area.
- 5.5 The Council acknowledges that they are not currently able to demonstrate the requisite five-year housing land supply within the Borough, in line with the National Planning Policy Framework (NPPF). While it is recognised that this appeal relates to a single dwelling only, the proposed home would still contribute towards housing supply and assist Ribble Valley in meeting its requisite housing requirement (including for family housing), the targets of which are provided at Key Statement H1 of the Core Strategy.
- 5.6 The proposed dwelling is considered to promote effective use of an 'in-fill' opportunity. The Inspector of the previous appeal associated with the site (Ref: APP/Y2350/A/12/2173804) raised no concerns in principle, stating that:

“the Framework does not prohibit the construction of new houses on residential gardens. The same is true of the settlement strategy set out in LP Policy G2. I am not aware of any LP or RSS policy which rules out development of garden land. The proposed development is not unacceptable in principle.”

- 5.7 The site is situated within an established residential area and comprises a sustainable and accessible location. This is evident by the services and facilities within walking distance and via sustainable transport modes. Additionally, Clitheroe offers connectivity via public transport modes including bus stops and Clitheroe train station, which in turn promotes access to employment opportunities, shops and services within larger settlements. This provides alternatives to the private car. The proposed dwelling therefore complies with Key Statement DMI2 and Policy DMG3 of the Core Strategy.
- 5.8 As outlined in the Planning History at Section 2 of this Statement, The Council previously refused planning permission as it was considered the dwelling was contrary to Policy G1 of the Districtwide Local Plan. This was reiterated by the previous Inspector who concluded that *‘the proposed development would cause unacceptable harm to the living conditions of nearby occupiers’*.
- 5.9 The proposed dwelling’s position on the plot has been revised from what was previously proposed (and refused) to alleviate concerns, particularly in relation to 41 and 43 Hawthorne Place, and Ashdown on Eastham Street. The revised layout and positioning of the proposed dwelling including the locations and natures of its driveway and garden, the separation distances to neighbouring properties and other design factors such as the positioning of windows, have each been strongly considered to prevent any detrimental loss of amenity to neighbours or future residents, and to prevent detrimental impacts upon the character of the area.
- 5.10 Policy DMG1, as listed above and included in bold font, is named on the decision notice with The Council stating twice that the proposed dwelling was *‘contrary to Policy DMG1’* and also that *‘The proposed development is in direct conflict with Policy DMG1’*.
- 5.11 Policy DMG1 (General Considerations) is as follows:

‘IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. *BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.*
2. *BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.*
3. *CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.*
4. *USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.*
5. *THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.*

ACCESS

1. *CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.*

2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING:
 - 1) ENHANCE THE ENVIRONMENT
 - 2) AVOID THE IMPACT
 - 3) MINIMISE THE IMPACT
 - 4) RESTORE THE DAMAGE
 - 5) COMPENSATE FOR THE DAMAGE
 - 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO

THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. *HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.*
3. *CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.*

OTHER

1. *NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.*

This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.'

5.12 Where relevant, the proposed development has strongly considered the above. This includes but is not limited to the following matters:

- The proposed dwelling by way of its appearance and chosen materials would be *of a high standard* and also *'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials'*;
- The proposed dwelling design has considered *'the density, layout and relationship between buildings'* which is clear via the changes which have been made to the previous proposed dwelling design;
- The proposed dwelling, as supported via comments from Lancashire County Council, would give rise to no traffic or car parking implications; and
- Amenities of surrounding areas and consideration towards light and privacy for future residents and neighbours have been strongly considered and adaptations have been made to the previous proposal to mitigate against loss of light or privacy.

It is not considered that there is any conflict with the above policy.

6.0 Technical Considerations

- 6.1 Evident by the previous application having solely been refused planning permission by the Council on amenity grounds and this being reiterated by the Inspector's decision, there were no technical grounds to preclude development of a single dwelling at the appeal site.
- 6.2 Consideration to technical matters in relation to the 2019 planning application (Ref: 3/2019/0262) can be summarised as follows:
- Flood risk and drainage: The site falls within Flood Zone 1 (the lowest risk category of flooding). Given the scale and nature of the proposal and that the previous applications were not refused on flooding or drainage grounds, the proposed development is considered acceptable with regards to flooding and drainage matters. The Council made no reference to flooding influencing the determination of the planning application.
 - Contamination: Residential land-uses form a vulnerable use in relation to contamination. There is not understood to be any contamination on-site and no historical uses which would suggest even low likelihood of contamination. The Council made no reference to flooding influencing the determination of the planning application.
- 6.3 Statutory consultee responses are summarised in Table 1 below with Maybern comments where necessary:

Consultee	Consultee Comments
Lancashire County Council (LCC) Highways	<i>'I would raise no objection to the proposal on highway grounds.'</i>
United Utilities	No objection to the principle of the proposed development. UU recommended a planning condition be imposed if the application was to be approved.

Table 1: Summary of Consultation Responses

- 6.4 Table 1 above, and the reasons for refusal as provided by The Council, advise that there were no technical reasons to preclude the granting of planning permission for a residential dwelling at the site.

7.0 Grounds of Appeal

- 7.1 The Appellant disputes The Council's reasons for the refusal of planning permission.
- 7.2 In advance of issuing the decision, via an email dated 22nd May 2019, the case officer advised of his intention to refuse the application under Delegated Powers on the following grounds:
1. *'Overbearing impact and loss of privacy to neighbouring properties being of detriment to residential amenity'; and*
 2. *'Incongruous form of development that would be of detriment to the character of the streetscene'*
- 7.3 Maybern subsequently responded to the case officer to advise that, in our professional judgement, the revised proposal is policy compliant and should be approved by the Council, based upon our assessment of the planning policy and history contexts. Local precedent of similar proposals in similar contexts whereby The Council approved planning applications were also shared (as set out in Table 2 below). The Council was also reminded of its previous recommendation to approve a planning application for a single dwelling at the appeal site, a proposal which it is considered has been improved upon via the changes shown on the plans which supported the 2019 planning application.
- 7.4 For reasons outlined above and examined below, the proposed development is policy compliant and represents a sustainable development which, albeit only a single dwelling, will assist The Council in meeting its housing requirements and will deliver a family home within an established residential area and one of the authority's key settlements.
- 7.5 This Section of this Statement of Case sets out evidence to dispute or counter the three reasons for refusal.

Reason 1

'The proposed development, by virtue of its scale, siting and proximity to existing dwellings, would result in an incongruous, anomalous and discordant form of development that would undermine and diminish the current spacious character of the street scene. It is further considered that the scale and size of the proposed dwelling fails to respond positively to the inherent scale of the dwellings found within the area and immediate street scene.'

- 7.6 The proposed dwelling has been designed in a manner which directly reflects existing dwellings on Hawthorne Place by way design principles including via proposed materials, its size (most dwellings on the street are four or five bedroom properties), its nature (a detached house) and its siting, each of which are considered to reflect the local context.
- 7.7 Additionally, it is critical to recognise that the measured separation distances have fully responded with the previous refusal of planning permission and that the Council has provided no quantitative evidence to advise as to why the proposed home is unacceptable in this regard.

‘As such, approval would lead to a development that fails to respond positively to the inherent pattern of development within the area, being of detriment to the character and visual amenities of the area contrary to Policy DMG1 of the Ribble Valley Core Strategy.’

7.8 For the reasons outlined at Paragraphs 7.6 and 7.7 above and as outlined at Paragraph 5.12 of this Statement, this reason for refusal including The Council’s position that the proposal is contrary to Policy DMG1 is refuted.

Reason 2

‘The proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that the future occupiers of the proposed dwelling are unlikely to experience an acceptable level of privacy within the rear garden area of the proposed dwelling by virtue of an unacceptable level of direct overlooking from the neighbouring dwelling Ashdown, within close proximity and from an elevated position.’

7.9 With consideration towards the previous application which was refused by The Council and dismissed at appeal by the Planning Inspectorate on amenity grounds, the revised dwelling design increased separation distances and changed elevations to overcome previous concerns. This includes repositioning the dwelling, its associated car parking, and amenity (garden) spaces.

7.10 The proposed separation distances meet The Council’s requirements. The Council has provided no information or evidence to the contrary.

Reason 3

‘The proposed development is in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy insofar that it would be of detriment to the residential amenities and undermine the sense of privacy experienced by the occupiers of Ashdown by virtue of its proximity and direct resultant overlooking relationship. It is further considered, by virtue of its orientation and staggered rearward projection that the proposed dwelling would be of detriment to the residential amenities of the occupiers of 41 Hawthorne Drive by virtue of an overbearing and over-dominant impact.’

7.11 The response to this reason for refusal is partially as advised at Paragraph 7.6 and 7.7 above; the revised dwelling design as demonstrated by the 2019 planning application strongly considered the previous dwelling design as was refused planning permission by The Council (despite a recommendation for approval) and dismissed at appeal by the Planning Inspector.

7.12 The redesign includes changes to the dwelling position within the site to allow an increase to separation distances between certain properties and to in turn meet the Council’s separation distance requirements.

7.13 Additionally, given the proposed dwelling being side elevation-to-side elevation with 41 Hawthorne Place, and 41 Hawthorne Place not possessing habitable rooms to its north west (side) elevation nor windows, the Appellant argues that the proposed dwelling could not be ‘of detriment to the residential amenities of the occupiers of 41 Hawthorne Drive’ (sic.).

Local Precedent

7.14 Table 2 below overleaf provides examples of instances where it is considered The Council approved similar developments within similar contexts, some of which are within approximately 500 metres of the appeal site. The site location plans and/or proposed block plan for each of those developments is enclosed within the appendices of this Statement of Case.

Application Reference	Proposal	Decision	Plans	Appendix Number
3/2019/0629	One new dwelling (with room in roofspace) and detached garage. Increase in residential curtilage.	Approved on 29 th August 2019	Site Location Plan	3
			Proposed Dwelling Floor Plan and Elevations	4
			Proposed Block Plan	5
			Proposed Garage Elevations	6
3/2019/0193	1 no. detached dwelling	Approved on 17 th April 2019	All Plans	7
3/2018/0596	1 no. detached dwelling and workshop	Approved 3 rd September 2018	Location and Dwelling Floor Plans/Elevations	8
			Workshop Floor Plans/Elevations	9
3/2017/0774	1 no. detached dwelling	Approved 27 th October 2017	Site Location Plan	10
			Proposed Elevations and Floor Plan	11
3/2016/0626	1 no. new dwelling and detached garage in the curtilage of existing dwelling	Approved on 12 th August 2016	Site Location Plan	12
			Proposed Floor Plans Elevations	13
			Proposed Floor Plan	14
3/2016/0368 Appeal Ref: APP/T2350/ W/16/3152880	One proposed new dwelling within the curtilage of the existing dwelling.	Refused by The Council on 24 th May 2016. Allowed at appeal on 24 th October 2016.	Site Location Plan	15
			Plans and Elevations	16
			RVBC Decision Notice	17
			Appeal Decision	18

3/2015/0183	Proposed erection of 1 no. pair of semi-detached dwellings with off street parking, shared access and private garden areas.	Approved on 18 th December 2015	Site Location Plan	19
			Proposed Floor Plans/Elevations	20

Table 2: Local Precedent

7.15 Key matters as addressed via planning applications listed in Table 1 include:

- 3/2016/0368: The Council refused the planning application as it was considered ‘*contrary to Policy DMG1*’ (Appendix 17). As confirmed at Paragraph 11 of the Appeal Decision (Appendix 18), the Inspector disagreed with the Council and while he agreed the proposed dwelling was *more articulated than other local properties, the design and layout of the proposal is appropriate within this residential setting*’ and he concluded ‘*that the proposal would have no harmful effect of the proposal on the character and appearance of the area*’.
- The above list shows applications where The Council has granted planning permission for developments considered similar to the appeal proposal. The one exception where The Council refused planning permission was subsequently allowed at appeal.
- The plans as enclosed at the appendices of this Statement of Case shows the applications as listed in Table 2 are closely similar to that which was refused planning permission and this appeal relates. Based on Table 2, the refusal of planning permission of a dwelling at Hawthorne Place, particularly in the context of a previous recommendation for approval of a dwelling at the site, is considered inconsistent with The Council’s approach to similar developments.

8.0 Conclusion

- 8.1 This Statement of Case is submitted on behalf of the Appellant in respect of the appeal pursuant to Section 78 of the Town and Country Planning Act 1990 against The Council's refusal of an application which sought full planning permission for a new dwelling to be built within the curtilage of an existing dwelling at Hawthorne Place, Clitheroe. The application (Ref: 3/2019/0262) was refused on 30th May 2019. As confirmed at Appendix 1, The Council provided three reasons for refusal.
- 8.2 The relevant planning history, including The Council previously recommending approval of a dwelling at the appeal site, has been strongly considered in redesigning the proposed dwelling.
- 8.3 The site falls within the established residential area of Clitheroe. Alongside a strategic site and two other principle settlements, Clitheroe sits at the top of Ribble Valley's settlement hierarchy where residential development should be directed towards. The dwelling will assist Ribble Valley in meeting its requisite (family) housing targets. Given its locality and accessibility to amenities and services, the site is a suitable and sustainable location for a single dwelling of the proposed nature and scale.
- 8.4 In summary, the Appellant's case for the appeal is:
- The proposal is compliant with the Development Plan, in accordance with Section 38 (6) of the Town and Compulsory Purchase Act 2004;
 - Material considerations including the NPPF and legislation weigh in favour of the appeal proposal, particularly with regards to its ability to meet sustainable development principles;
 - The proposed development seeks to contribute towards Ribble Valley Borough Council's overall housing land supply;
 - The site is currently underutilised and the dwelling would form an effective use of the land;
 - The dwelling will be capable of being delivered in the short-term;
 - The dwelling will be capable of forming family housing which the Borough requires;
 - There are no technical constraints which should preclude the granting on planning permission;
 - The proposed dwelling will be both attractive and in-keeping by way of its scale and nature with the existing residential area; and
 - The site is sustainably located so future residents would have access to and be able to support local services and amenities.
- 8.5 This Statement explains why the reasons for refusal are not justified and that the application should have been approved by Ribble Valley Borough Council.

Appendix 1

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2019/0262

DECISION DATE: 30 May 2019

DATE RECEIVED: 25/03/2019

APPLICANT:

Mr Brown
C/O Agent

AGENT:

Miss Katie Delaney
Maybern Planning and Development Limited
Beehive Lofts
Beehive Mill
Jersey Street
Manchester
M4 6JG

DEVELOPMENT PROPOSED: Erection of a single dwelling with associated access, landscaping and all other works.

AT: Land at Hawthorne Place Clitheroe BB7 2HU

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed development, by virtue of its scale, siting and proximity to existing dwellings, would result in an incongruous, anomalous and discordant form of development that would undermine and diminish the current spacious character of the street scene. It is further considered that the scale and size of the proposed dwelling fails to respond positively to the inherent scale of the dwellings found within the area and immediate street scene.

As such, approval would lead to a development that fails to respond positively to the inherent pattern of development within the area, being of detriment to the character and visual amenities of the area contrary to Policy DMG1 of the Ribble Valley Core Strategy.

- 2 The proposal is contrary to Policy DMG1 of the Ribble Valley Core Strategy insofar that the future occupiers of the proposed dwelling are unlikely to experience an acceptable level of privacy within the rear garden area of the proposed dwelling by virtue of an unacceptable level of direct overlooking from the neighbouring dwelling Ashdown, within close proximity and from an elevated position.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2019/0262

DECISION DATE: 30/05/2019

- 3 The proposed development is in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy insofar that it would be of detriment to the residential amenities and undermine the sense of privacy experienced by the occupiers of Ashdown by virtue of its proximity and direct resultant overlooking relationship. It is further considered, by virtue of its orientation and staggered rearward projection that the proposed dwelling would be of detriment to the residential amenities of the occupiers of 41 Hawthorne Drive by virtue of an overbearing and over-dominant impact.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

For the avoidance of doubt this refusal relates to the following submitted information:

Location Plan: 5760-LP Rev: A

Proposed Plans, Elevations and Site Plan: 5760-P02 Rev: B

Proposed Site Plan: 5760-P01 Rev: C

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Appendix 2

3. The vehicular access shall be formed in a position 0.5m to the north of the position shown on drawing numbers 176/03 and 04.

REASON: To provide an improved separation distance between the access and the existing telegraph pole in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. In the first planting season following the completion of the development or the first occupation of the dwelling, whichever is the sooner, four trees (as replacements for the trees to be felled) shall be planted within the site in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

If, within a period of five years from their planting, any of the trees are removed, or die or become seriously damaged or seriously diseased, it shall be replaced by a species of similar size to that which was originally planted.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. The north and east boundaries of the site shall be enclosed only with a 1.1m high stained timber post and rail fence as stated on drawing number 176/04. No different means of boundary treatment (such as walls or closed board fences) shall at any time be erected on these boundaries unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2011/0703/P (GRID REF: SD 374238 442493)
PROPOSED ERECTION OF A THREE BEDROOM, TWO-STOREY DETACHED DWELLING
WITH ATTACHED GARAGE (RE-SUBMISSION OF 3/2011/0315/P) AT 43 HAWTHORNE
PLACE, CLITHEROE

CLITHEROE TOWN No objections.
COUNCIL:

LCC ENVIRONMENT
DIRECTORATE (COUNTY
SURVEYOR):

No objection in principle to this application on highway safety grounds, as the residential layout provides satisfactory off road parking provisions to the redeveloped property.

ADDITIONAL
REPRESENTATIONS:

Six letters of objection have been received from the occupiers of dwellings adjacent to the site, with the following points of objection raised:

1. Contrary to Local Plan Policies,
2. Contrary to National Guidance,
3. Development not sympathetic to existing and proposed land uses in terms of size, intensity and nature,
4. Original development of Hawthorne Place was designed to ensure adequate space between houses, this will create a cramped appearance,
5. Impact on neighbouring properties,
6. Increase in car parking issues currently experienced,
7. Detrimental to pedestrian and highway safety by virtue of increase in vehicular traffic,
8. Development will destroy the open plan nature of this site to the detriment of the streetscene,
9. Damaging to local landscape,
10. The dwelling proposed is an ugly, utilitarian design straight out of a pattern book with no architectural merit,
11. Scheme is out of scale when compared to the rest of the estate,
12. Its squat appearance is at odds with the more spacious and elegant appearance of neighbouring properties,
13. Loss of privacy due to inadequate spacing standards between first floor windows,
14. The scheme neither integrates with nor complements the neighbouring buildings in terms of scale, density, layout or access,
15. Private residential gardens are now excluded from the definition of previously developed land in Annex B of PPS3, surely preventing 'Garden Grabbing'?
16. Development does not conform with current guidelines in relation to window separation distances,
17. Precedent will be set if approved,
18. Distances to the boundary edge of the site are at 800mm, which are totally inadequate,
19. Garden depth of 4.5m is inadequate for a three bedroom family house,
20. Proposal will have an overbearing impact on 41 Hawthorne Place,
21. Rear of dwelling faces south, so it will restrict natural daylight/sunlight to adjacent properties, especially during winter months,
22. Increase in noise due to the location of the car parking area adjacent to a neighbours extension, and

23. Committee are urged to refuse the proposal on the basis that it would result in a dominant addition to the streetscene, resulting in a cramped appearance to the detriment of the visual amenities of Hawthorne Place and Eastham Street.

Proposal

This is an application for the erection of one, three bedroom, two-storey detached dwelling within the residential curtilage of no. 43 Hawthorne Place, Clitheroe. The dwelling will be sited between the no's 41 and 43 Hawthorne Place. Vehicular access to the site will be directly off Hawthorne Place, and there are two car parking spaces indicated within the site.

Site Location

The site lies within the settlement boundary of Clitheroe, as defined by the Ribble Valley Districtwide Local Plan. The site lies within the residential curtilage of no. 43 Hawthorne Place, however the main, and most used, amenity space is to the rear of the dwelling. The land is bounded by the residential curtilages of three properties, no. 43 Hawthorne Place to the north west, no. 41 Hawthorne Place to the South East and Ashdown, on Eastham Street, to the South West.

Relevant History

3/2011/0315/P – Erection of 4-bedroom, two-storey detached dwelling – Withdrawn.

Relevant Policies

Policy G1 - Development Control.

Policy G2 – Settlement Strategy.

Policy H10 – Residential Extensions.

Policy T7 – Parking Provision.

SPG – “Extensions and Alterations to Dwellings”.

Policy L4 of the Regional Spatial Strategy (RSS).

PPS3 – Housing.

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The main matters for consideration in the determination of this application involve an assessment of the application in relation to the currently applicable housing policy, the effects of the development on the visual amenity of the streetscene and the potential impact on the amenities of nearby residents. The LCC County Surveyor has raised no objections from a highway safety point of view.

PRINCIPLE OF THE DEVELOPMENT

As Committee will be aware, applications for new housing are now determined in accordance with the Saved Settlement Strategy Policies of the Local Plan which, for this development within the Settlement Boundary of Clitheroe, is Policy G2. That policy defines as acceptable, the development of sites within the settlement boundary and outside Green Belt. As the application

site lies within the boundary and is outside the Green Belt, I consider that it complies with Policy G2. In addition, as a single dwelling within the Settlement Boundary of Clitheroe, there is no requirement under the terms of the Affordable Housing Memorandum of Understanding (AHMU) for the dwelling to be 'affordable'. This is also agreed with in the wording of Policy L4 of the RSS, still a material consideration, which states that on sites where less than 15 dwellings are proposed, no affordable housing element will be required and the proposals will be acceptable in principle providing they comply with the limits of the development as identified in the saved settlement hierarchy of the Districtwide Local Plan.

The Local Plan Policies above also however need to be seen in the context of the revised National Planning Policy Statement 3 (PPS3) para 71 which states that in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3 para 69. Paragraph 69 states that, in deciding planning applications. Local Planning Authorities should have regard to, (among other issues):

- The suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently and;
- Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

In considering suitability in this context the following are considered to be important:

- The location of the site in relation to the settlement and its services and amenities, and
- The scale of the development and subsequent visual impact on the streetscene and nearby areas.

On this basis, whilst the location of the site is considered entirely suitable, the scale of the development and its subsequent visual impact are also key factors when considering the proposal. The proposed development of this site for a dwelling is therefore acceptable in principle when considered in relation to the current housing policies and guidance.

VISUAL IMPACT, SCALE AND DESIGN

Visually, any development of this site will affect the streetscene and views through the site, and in order to refuse this development, the harm of a proposal must be demonstrated. The land in question is within the ownership of the Applicant (part of his residential curtilage) and as such the openness created could be considered artificial, as it is not provided for public benefit, merely just created by virtue of the original design of the estate. Therefore, its loss is not considered to be significantly detrimental to the amenities of the streetscene.

The previous scheme for this site proposed a four bedroom detached dwelling, at two storey across its entire width. The plan 'Proposed Rear Elevation' indicates what was originally proposed, prior to it being withdrawn following adverse comments from the Planning department as well as from neighbour objections. This new scheme has taken into account some planning concerns and the dwelling has been significantly reduced mass of dwelling and is considered to create less of a cramped appearance on site, as well as reducing the potential loss of light issues by careful design of the roof over the garage. Concerns have still be raised regarding the layout and scale of the dwelling proposed overdeveloping the site, given the gap of only 800mm between side boundaries and a garden depth of only 4.5 metres, however having visited and

assessed the site, the scale of the dwelling is considered to be in proportion with the size of the site, both in terms of floor area and height, and given the minimal gaps that already existing between property no's 33 to 41 and no's 43 to 51, I do not consider the scheme will create a cramped development on this site. This is further helped by the position of the dwelling on the site, set back from the frontages of the adjacent dwellings, and that the height is of the dwelling is similar to those on Hawthorn Place.

With regards to the design of the dwelling proposed, in relation to nearby dwellings the dwelling planned sufficiently reflects the design of other dwellings on Hawthorne Place, in light of the window detailing, materials and roof shape proposed. Hawthorne Place itself is a relatively modern housing estate, and as such I do not envisage that the dwelling proposed here will significantly affect the visual aspect of this location within the streetscene.

IMPACT ON RESIDENTIAL AMENITY

There are two main concerns in respect of the proposal impact on residential amenity, and these are the potential loss of light, and the loss of privacy.

With regards to the potential loss of light, the dwelling this would potentially most affect is no. 41 Hawthorne Place, as this is the dwelling closest to the site. This property has a conservatory to the rear of the dwelling with an opaque roof and windows in the rear elevation, with a bedroom window at first floor. The Council's SPG 'Extensions and Alterations to Dwellings' notes that extensions can have an effect on neighbouring properties due to shadows that they cast, and the closer to neighbours properties, the greater effect this will have. In cases where an extension (or new dwelling) is perpendicular to the neighbour's property, the Council will assess the impact using the methodology produced by the Building Research Establishment (B.R.E.). In this instance, the Agent has supplied a specific plan indicating the B.R.E. Test in relating to the two adjacent properties. Having looked at this, visited the site and having carried out my own assessment, I am satisfied that the new dwelling will not cause a significant loss of light to either of the adjacent properties, that would detrimentally affect the amenity of the occupiers. In addition, given the position and orientation of the proposed dwelling on the site in relation to no's 41 (to the West) and 43 (to the South East), I do not consider that the development will cause a significant loss of sunlight to either property that would be significantly detrimental to the amenity of the occupiers.

With regards to the potential overlooking/loss of privacy caused by the development of this site, the dwelling proposed includes two windows at first floor on both the front and rear (NE and SW facing) elevations of the property, with no windows in the side elevations. The guidance provided within the adopted SPG – "Extensions and Alterations to Dwellings", advises a distance of 21m between habitable room windows at first floor, however it also states that windows at oblique angles may be acceptable and that there may be cases where intervening land uses mean that the 21 metre distance is less relevant. With regards to the two nearest properties, no. 41 Hawthorne Place and Ashdown on Eastham Street, the guidance relating to oblique angles comes into play. The closest habitable room windows to those in the new property will be within the first floor of Ashdown. The distance between the windows is approximately 15.5m. The position of the dwelling on site and the position of the windows in the rear elevation, there is considered to be no direct line of sight into any habitable room window due to the oblique angle at which the new dwelling is positioned and therefore no significant loss of privacy.

With regards to the overlooking of garden areas, the new dwelling is set back within the plot to such an extent that it will marginally be able to see the back 15% of the rear garden of no. 41, however given the view afforded to no. 39 of the rear garden of no. 41, I do not consider that the proposal will significantly reduce the existing levels of privacy to an extent where it will impact on the amenity of the occupiers of this dwelling. In respect to the front garden area of Ashdown, it is accepted that this will be overlooked, however given the majority of this area is now used as a parking area for the property, that it is clearly visible from other properties on the street and that the rear garden provides more than sufficient private amenity space, I do not consider that the proposal will significantly reduce the existing levels of privacy to an extent where it will impact on the amenity of the occupiers of this dwelling.

On this basis, given the use of a high level window in the bedroom closest to Ashdown, and the potential for screen planting along the rear boundary of the site, I do not consider that the scheme will have a significant detrimental impact on the amenity of the occupiers of the adjacent dwellings or significantly detract from the enjoyment of the dwellings garden space.

IMPACT ON HIGHWAY SAFETY

With regards to the proposed access to the site and the required parking arrangements, the LCC County Surveyor has raised no objection in principle to this application on highway safety grounds noting that the proposed parking (2 x 2 off road spaces) and access arrangements for the new dwelling is considered satisfactory to accommodate the anticipated movements and level of vehicular activity associated with a three-bedroom property. Therefore, despite the concern raised by local residents, there are no objections to the application in principle on highway safety grounds.

OTHER ISSUES

Aside from other non-material planning considerations raised by nearby neighbours, there is concern that the amenity space provided to the rear is insufficient, however this is considered to be a choice of the Applicant and when assessing against the Council's SPG "Extensions and Alterations to Dwellings" which states that a minimum of 10 sq.m. should be provided, which this clearly does, I do not consider this to be a concern that would warrant the refusal of this proposal.

In conclusion, the scheme submitted is considered to comply with the relevant Local, Regional and National Policies, and whilst I am mindful of the points of objection from nearby neighbours, the scheme proposed will provide a dwelling that will have no significant impact on the amenities of nearby neighbours, nor will be to the detriment of the visual qualities of the streetscene, and is therefore recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 7005, 7006, 7007, 7008, 7009, 7010 and the Location Plan.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

5. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

INFORMATIVES

Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

APPLICATION NO: 3/2011/0714/P (GRID REF: SD 373876 437360)
THREE NON-ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS AT 500MM X 1200MM X 3MM AT JUNCTION OF A59/A671 ACCRINGTON ROAD ROUNDABOUT, WISWELL

WISWELL COUNCIL: PARISH The Councillors strongly object to both of the applications in this area, and have made the following comments:

- The signs would cause a serious distraction to drivers negotiating the roundabout, which already has a history of accidents.
- There is already a clutter of signs, and any further would create a visual, unacceptable obscenity.
- It seems inconceivable that the Highways Authority is in favour of such a scheme.

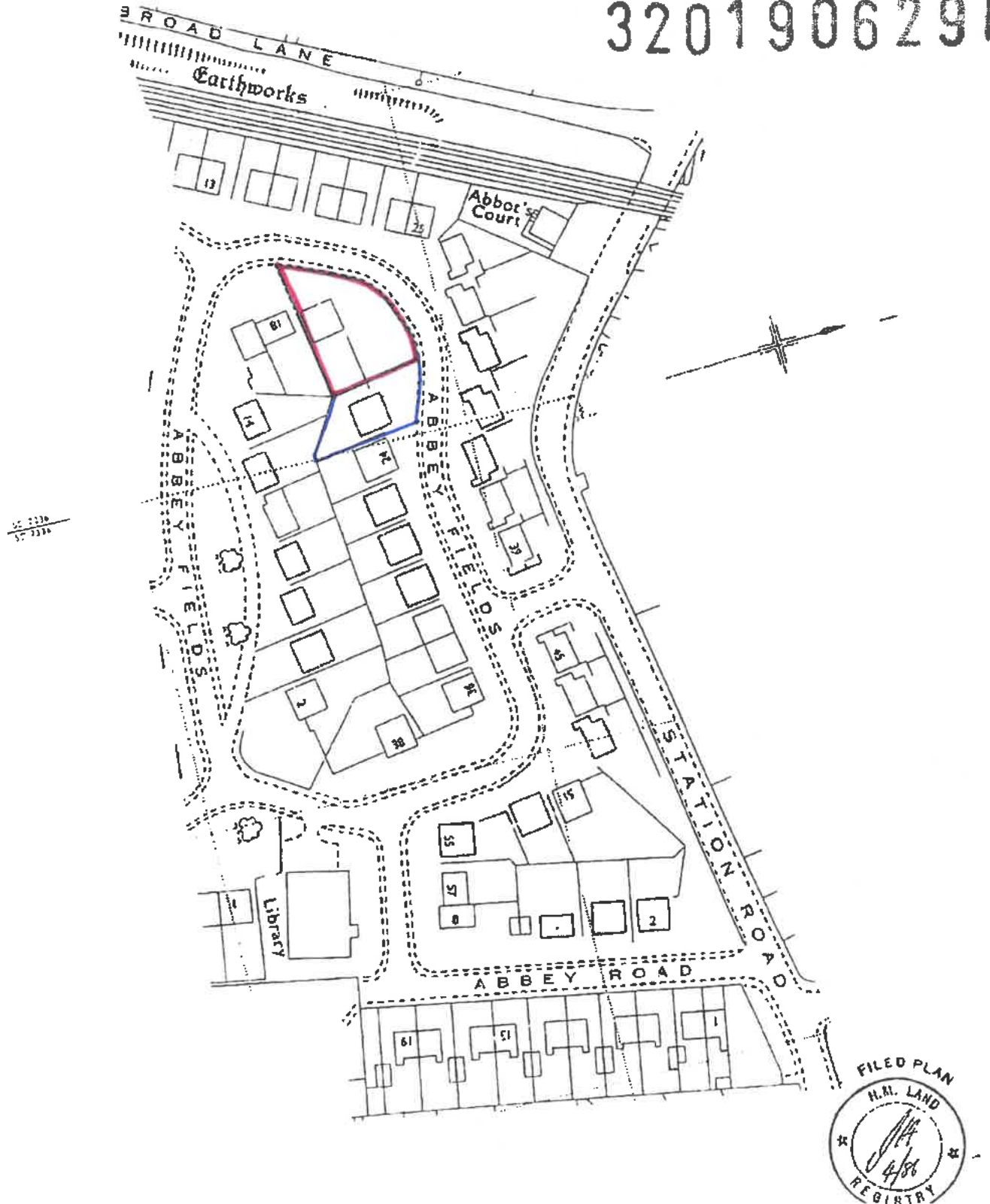
WHALLEY PARISH COUNCIL: Despite the LCC Principal Engineer stating that the displays “are not likely to obscure, or hinder the ready interpretation of any traffic signs”, it is the Parish Council’s considered opinion that motorists will be confused and that erection of such displays will increase the potential for accidents.

LCC ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection with the proposal having taken into account the standard size and design of the signs, he is satisfied that:

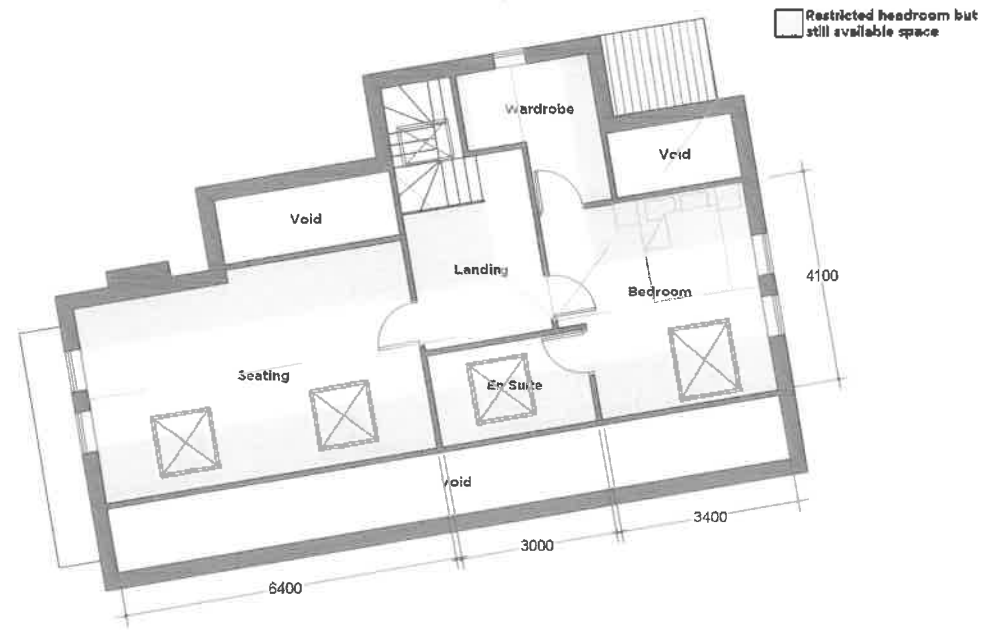
Appendix 3

H.M. LAND REGISTRY		TITLE NUMBER LA526656
ORDNANCE SURVEY PLAN REFERENCE	SD 7336 SECTION B	Scale 1:250 Enlarged from 1:2500
COUNTY LANCASHIRE	RIBBLE VALLEY DISTRICT	© Crown copyright

320190629P



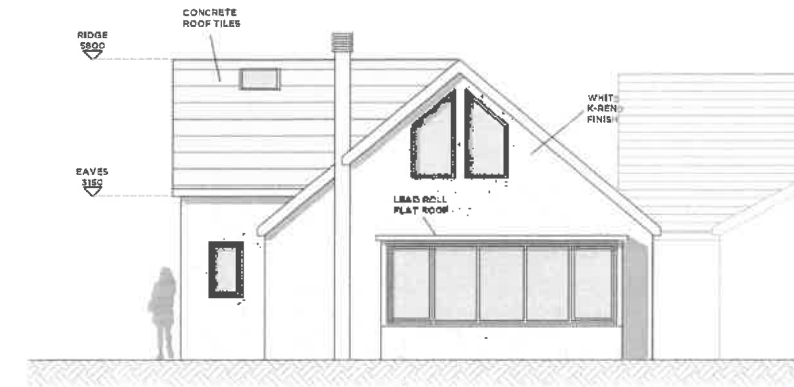
Appendix 4



PROPOSED FIRST FLOOR PLAN



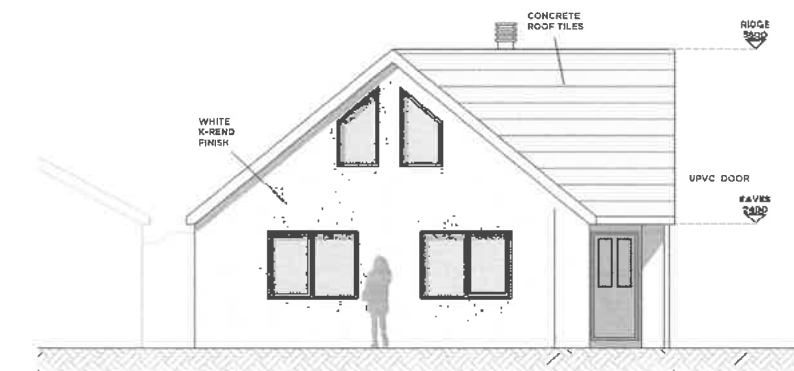
PROPOSED GROUND FLOOR PLAN



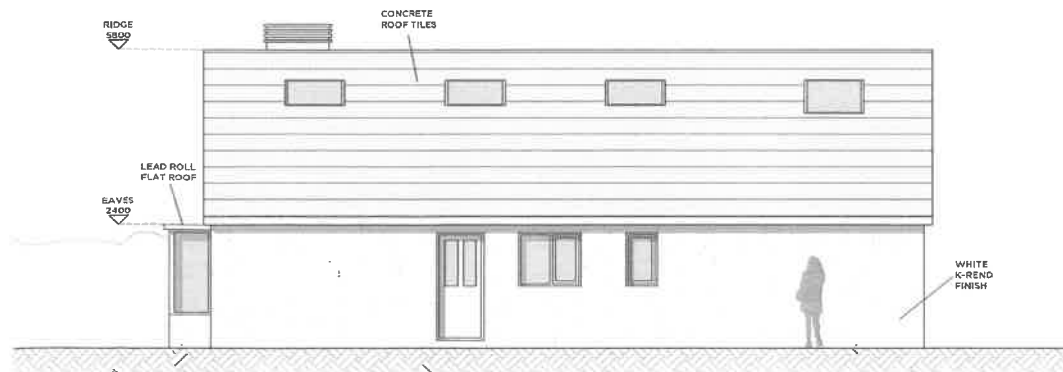
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

320190629P

Notes.
 PROPOSED NEW DETACHED GARAGE WITHIN THE RESIDENTIAL CURTILAGE OF NEW DWELLING (APPLICATION NUMBER: J/2019/0113)
 WHITE RENDER TO MATCH APPROVED DWELLING
 GREY CONCRETE TILES TO MATCH APPROVED DWELLING
 UPVC WINDOW TO MATCH APPROVED DWELLING

Peter Hitchen Architects

Project:
 PROPOSED NEW DWELLING & DETACHED GARAGE, 20 ABBEYFIELDS, WHALLEY BB7 9RS

Client:
 MR & MRS KNOWLES

Proposed Dwelling Scheme Design

Scale:
 1:100 @ A2

Drawn by:
 DS PH

Date:
 08/07/19

Project no.
 PHA/237 300

Appendix 5



Notes:

Peter Hitchen
Architects

Project:
**PROPOSED NEW DWELLING,
20 ABBEYFIELDS, WHALLEY
BB7 9RS**

Client:
MR & MRS KNOWLES

drawing title:
PROPOSED SITE PLAN

Scale:
1:100 @ A1

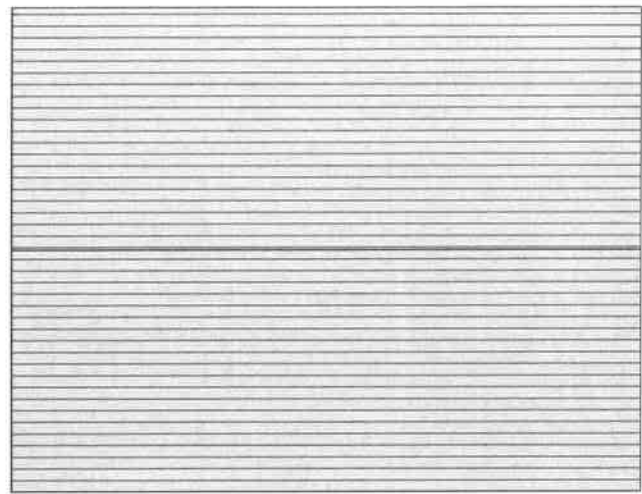
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Date:
16/07/19

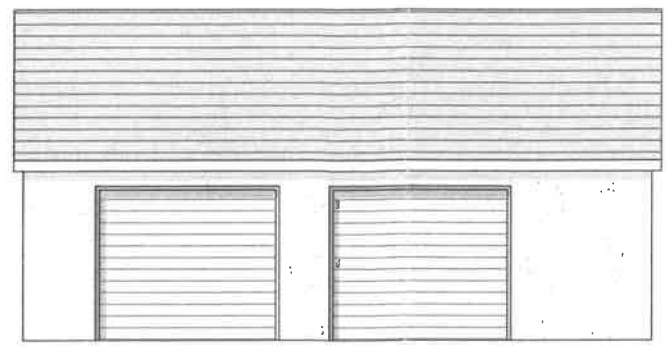
project no. PHA/237	dig. no. 200	rev. -
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Appendix 6

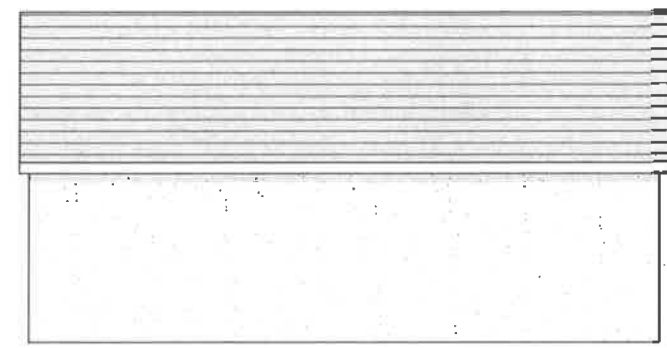
Notes:
 PROPOSED NEW DETACHED GARAGE WITHIN THE RESIDENTIAL CURTILAGE OF NEW DWELLING (APPLICATION NUMBER: 3/2018/0119)
 WHITE RENDER TO MATCH APPROVED DWELLING
 GREY CONCRETE TILES TO MATCH APPROVED DWELLING
 UPVC WINDOW TO MATCH APPROVED DWELLING



PROPOSED ROOF PLAN

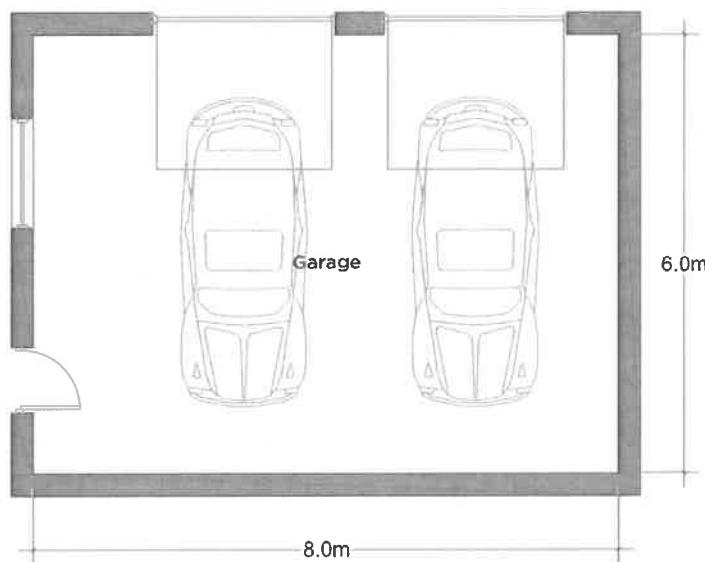


PROPOSED NORTH ELEVATION

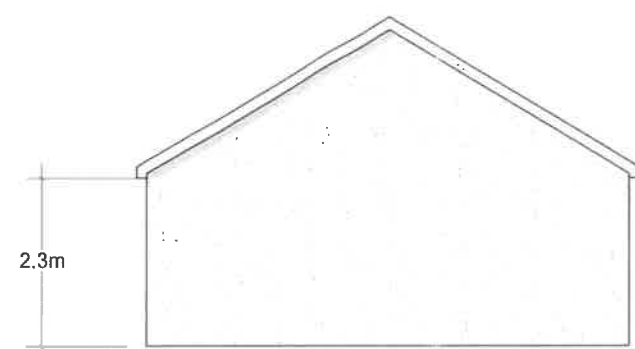


PROPOSED SOUTH ELEVATION

4.5m

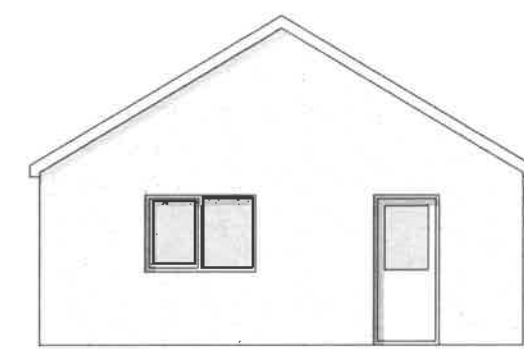


PROPOSED GROUND FLOOR PLAN



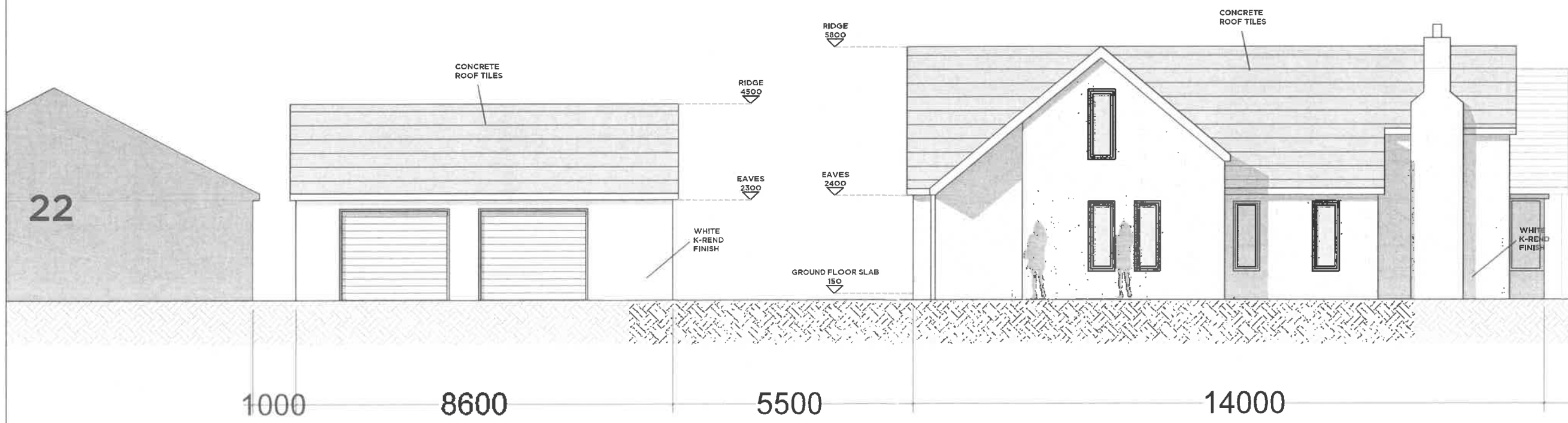
PROPOSED EAST ELEVATION

2.3m



PROPOSED WEST ELEVATION

320190629F



Peter Hitchen Architects

Project:
 PROPOSED NEW DWELLING & DETACHED GARAGE, 20 ABBEYFIELDS, WHALLEY BB7 9RS

Client:
 MR & MRS KNOWLES

Drawings title:
 PROPOSED GARAGE SCHEME DESIGN & STREET SCENE

Scale:
 1:100 @ A3

Drawn by:
 DS PH

Date:
 08/07/19

Project no.
 PHA/237 400 -

Appendix 7

'as existing' drawings based on information provided by others - no measured survey of the property has been undertaken by the architect.

this drawing is to be read in conjunction with all relevant conditions and specialist drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



B Issued for planning Feb 2019
A Issued for pre-application Jan 2019

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BB7 2DL

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e mail@stantonandrews.co.uk
w stantonandrews.co.uk

ribblesdale avenue

location plan

drg.no. **1862 / EX01** rev. **B**

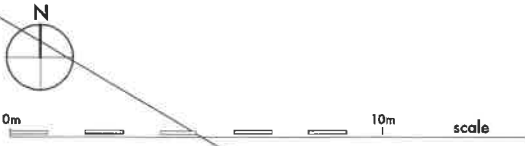
na **Jan.19** scale. **1 to 1000 @ A3**
drawn. date. scale.



0m  100m
scale



A existing site
1:100



B issued for planning Feb 2019
A issued for application Jan 2019

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ribblesdale avenue

site plan

1862 / EX02 B

na jan.19 1 to 100 @ A1
1 to 200 @ A3

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C Minor amendments Mar 2019
 B Issued for planning Feb 2019
 A Issued for pre-application Jan 2019

stanton andrews
 architects

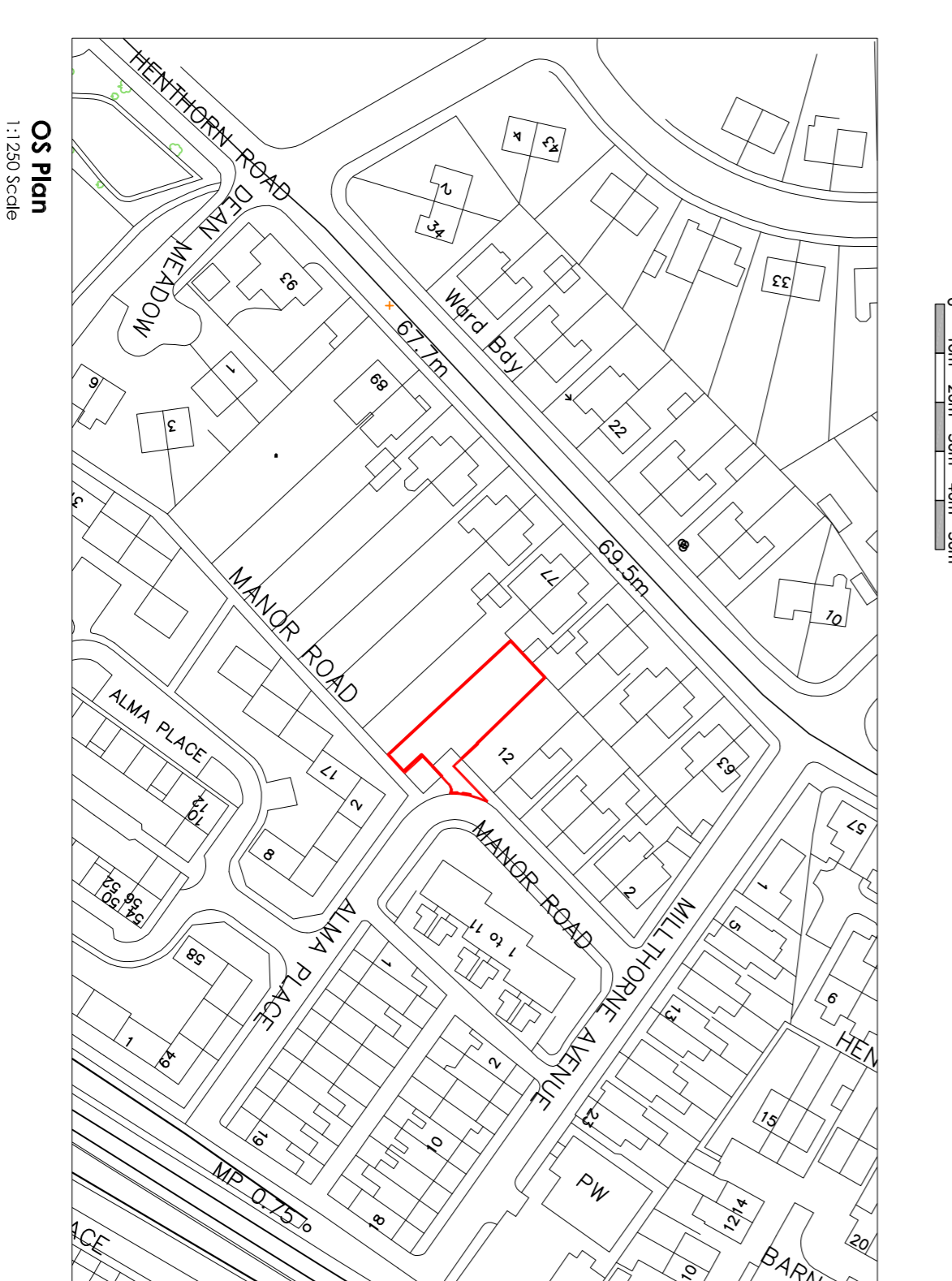
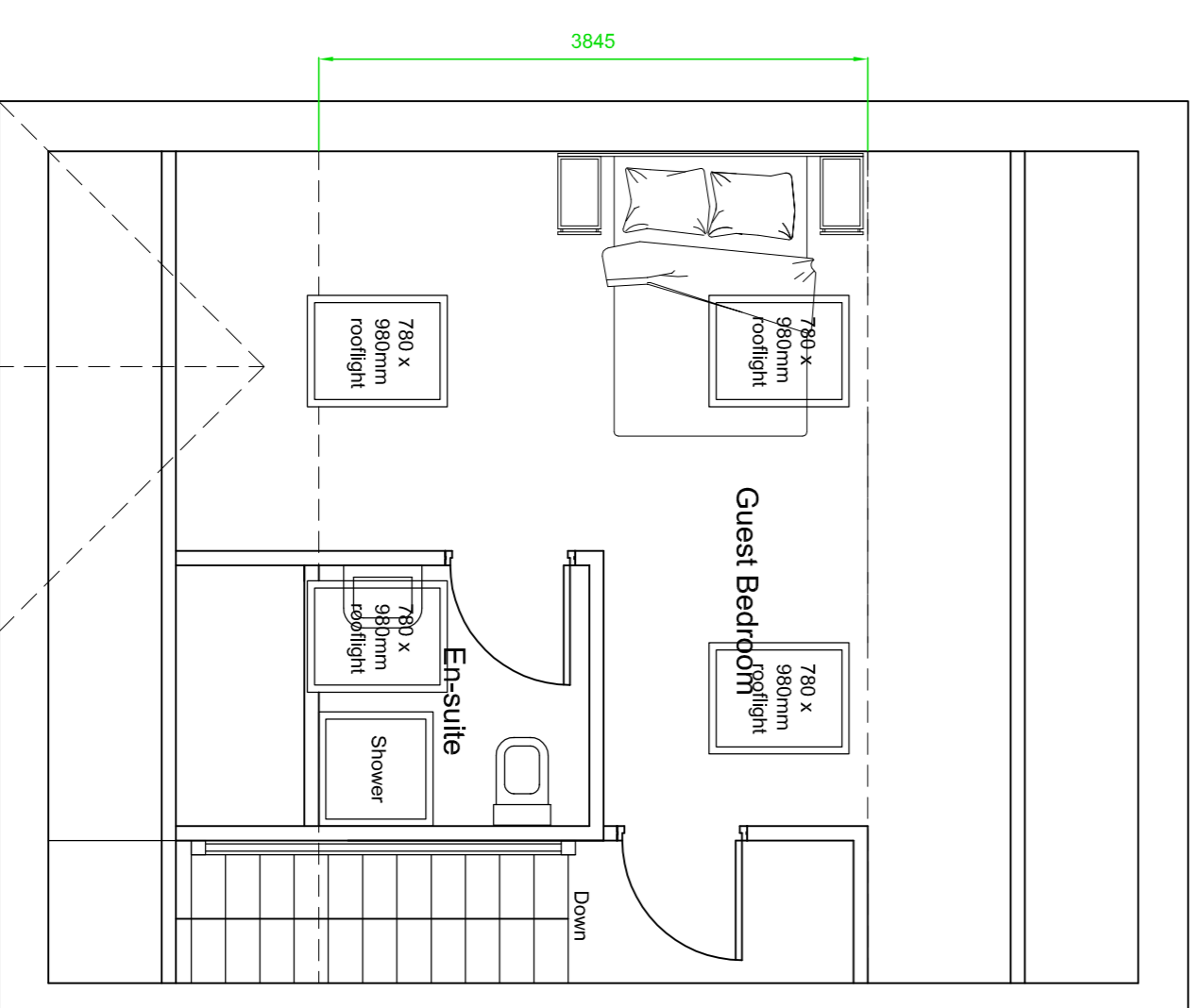
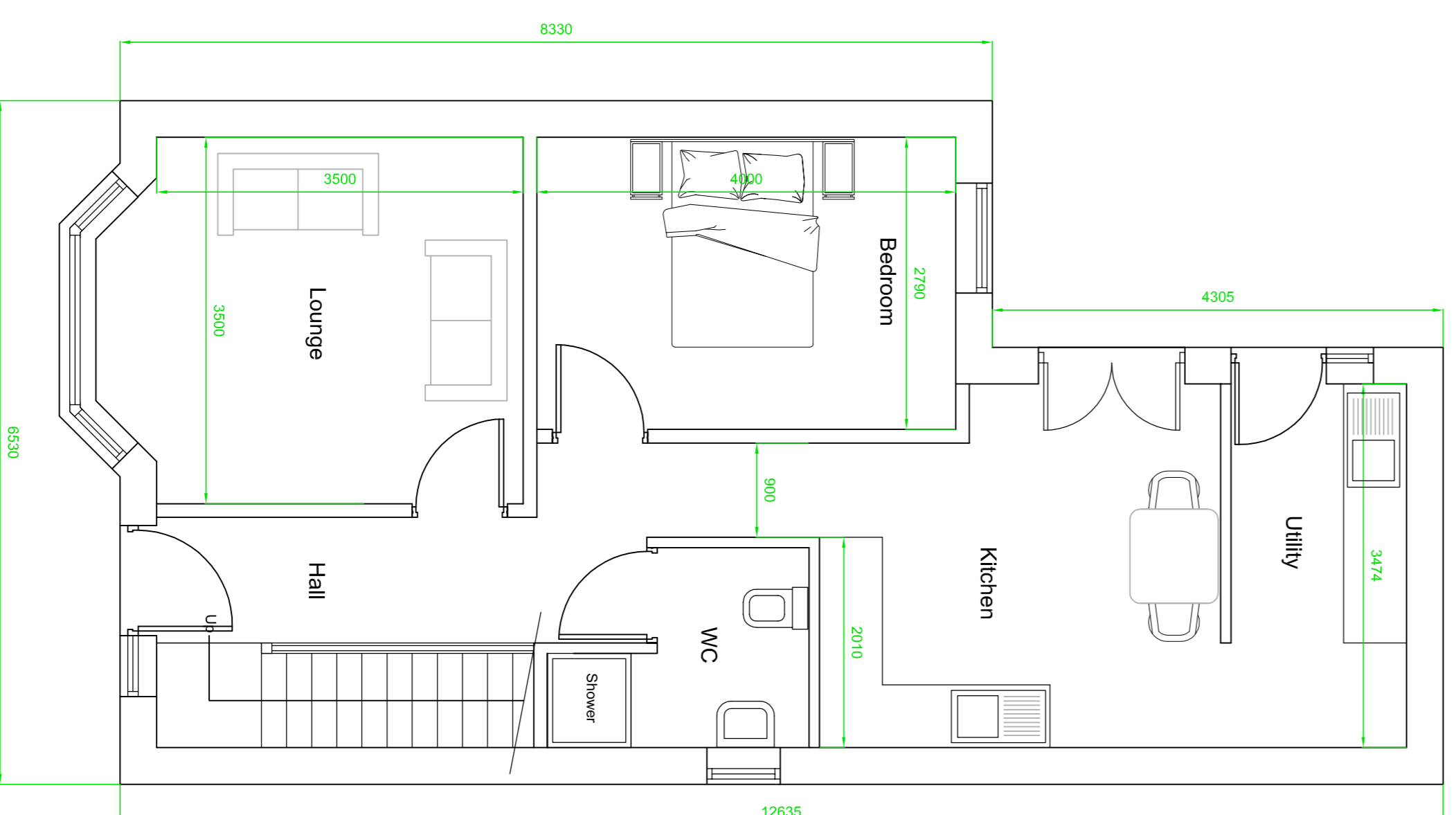
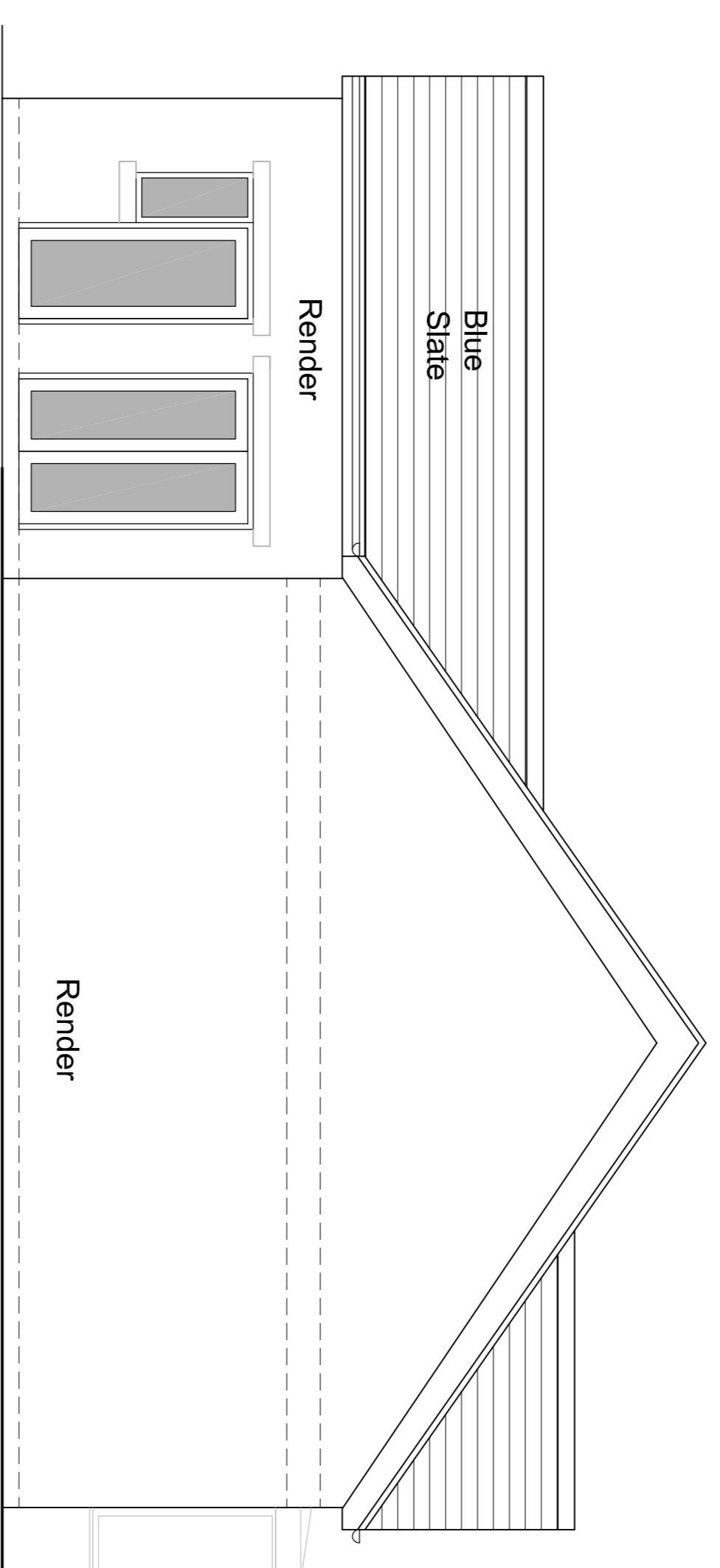
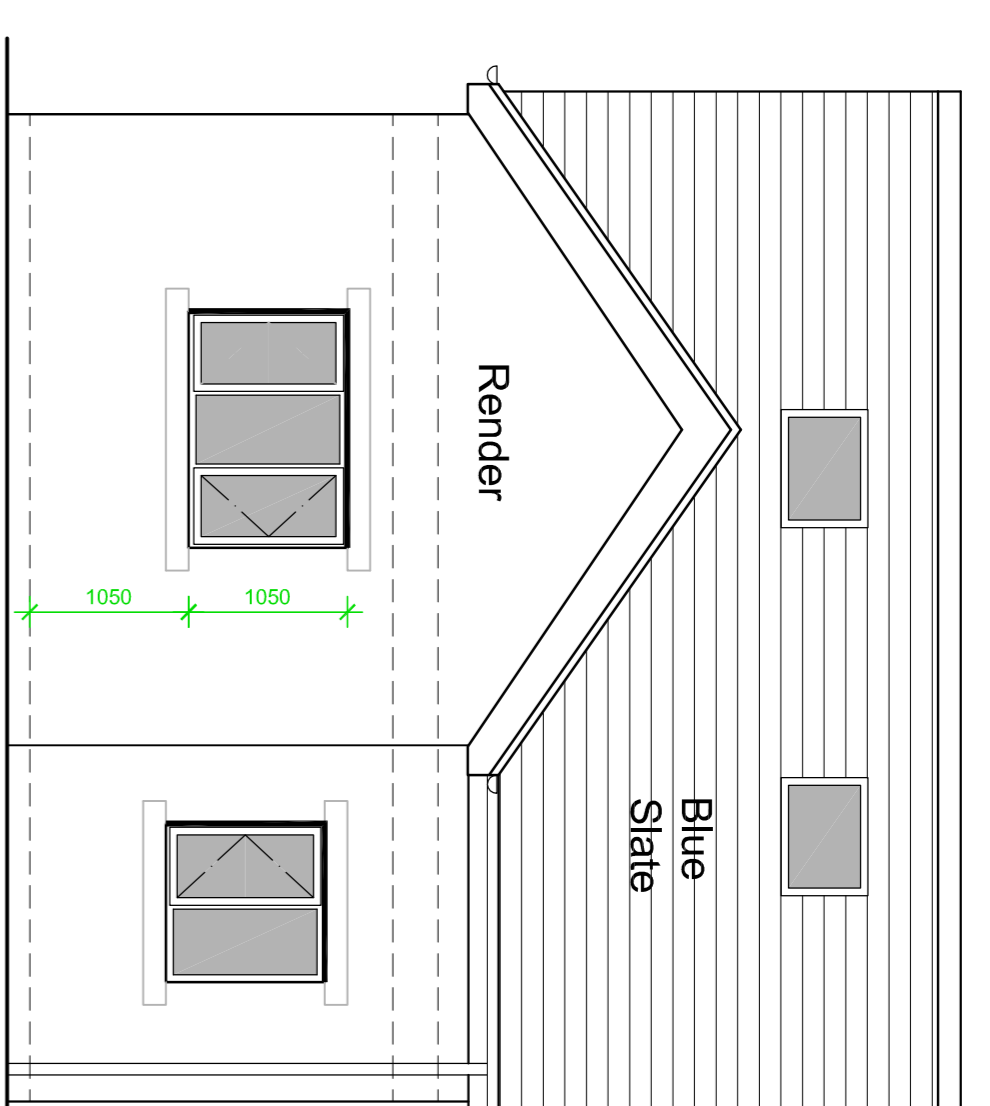
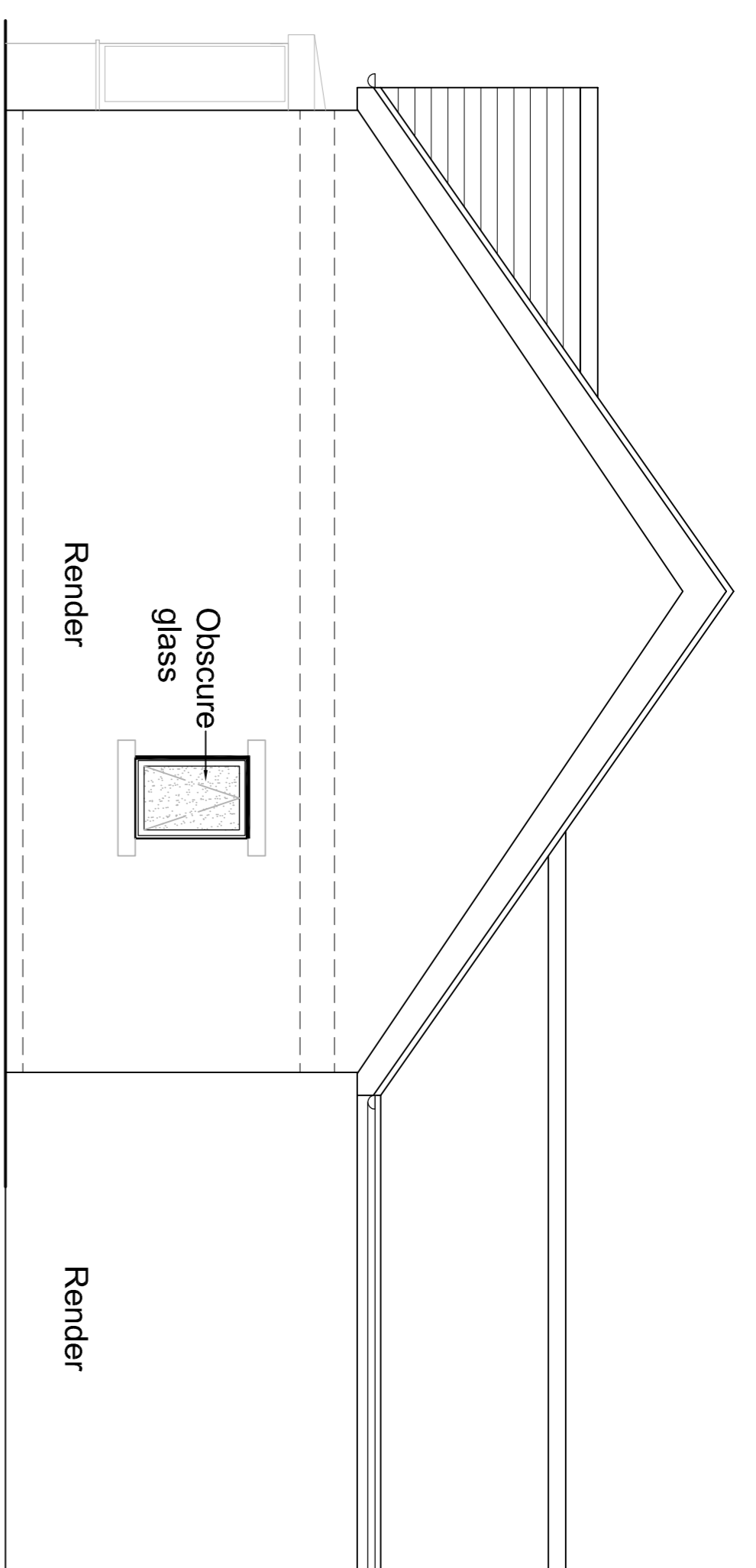
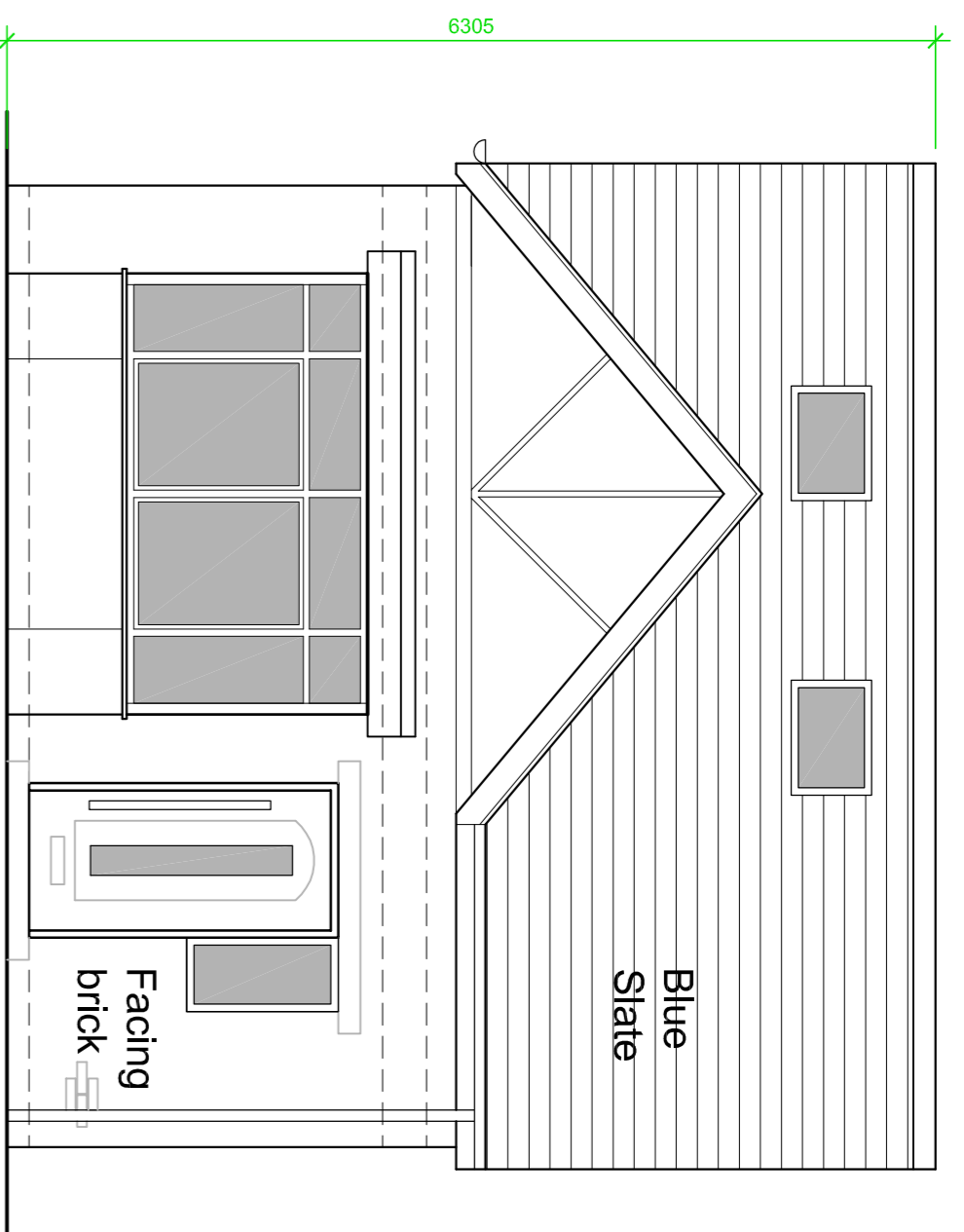
44 York Street
 Clitheroe
 BB7 2DL
 t 01200 444490
 e mail@stantonandrews.co.uk
 w stantonandrews.co.uk

ribblesdale avenue

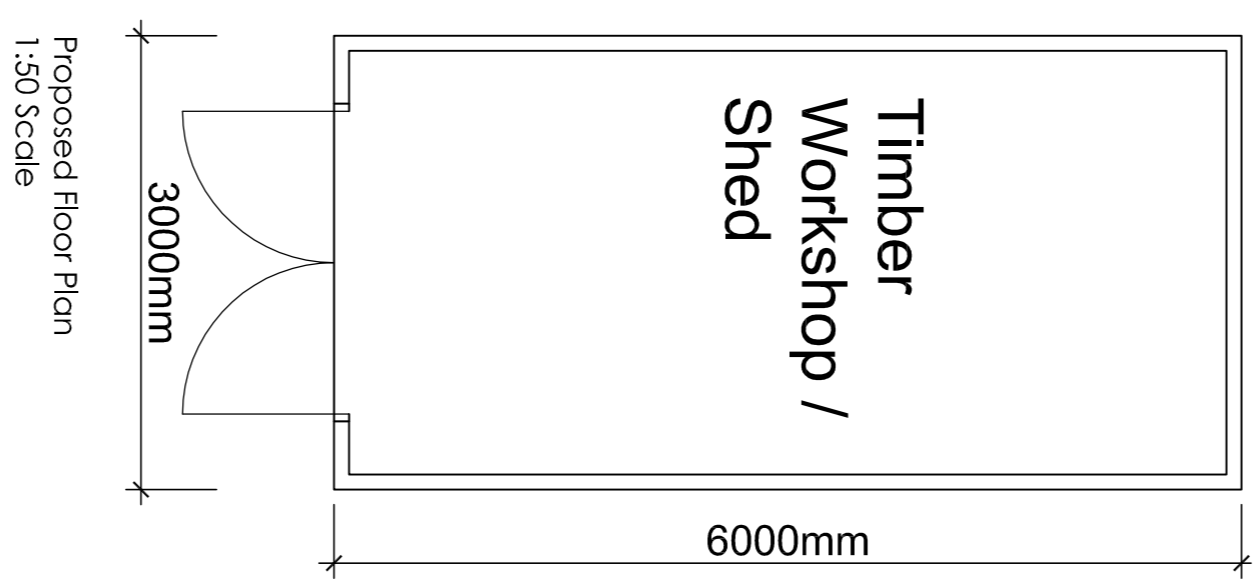
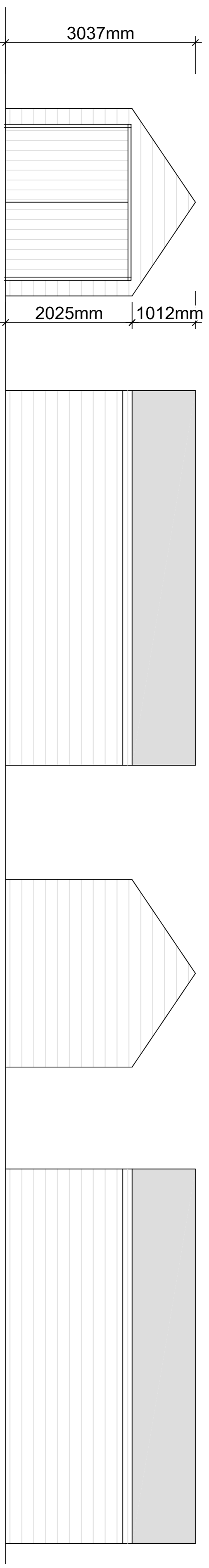
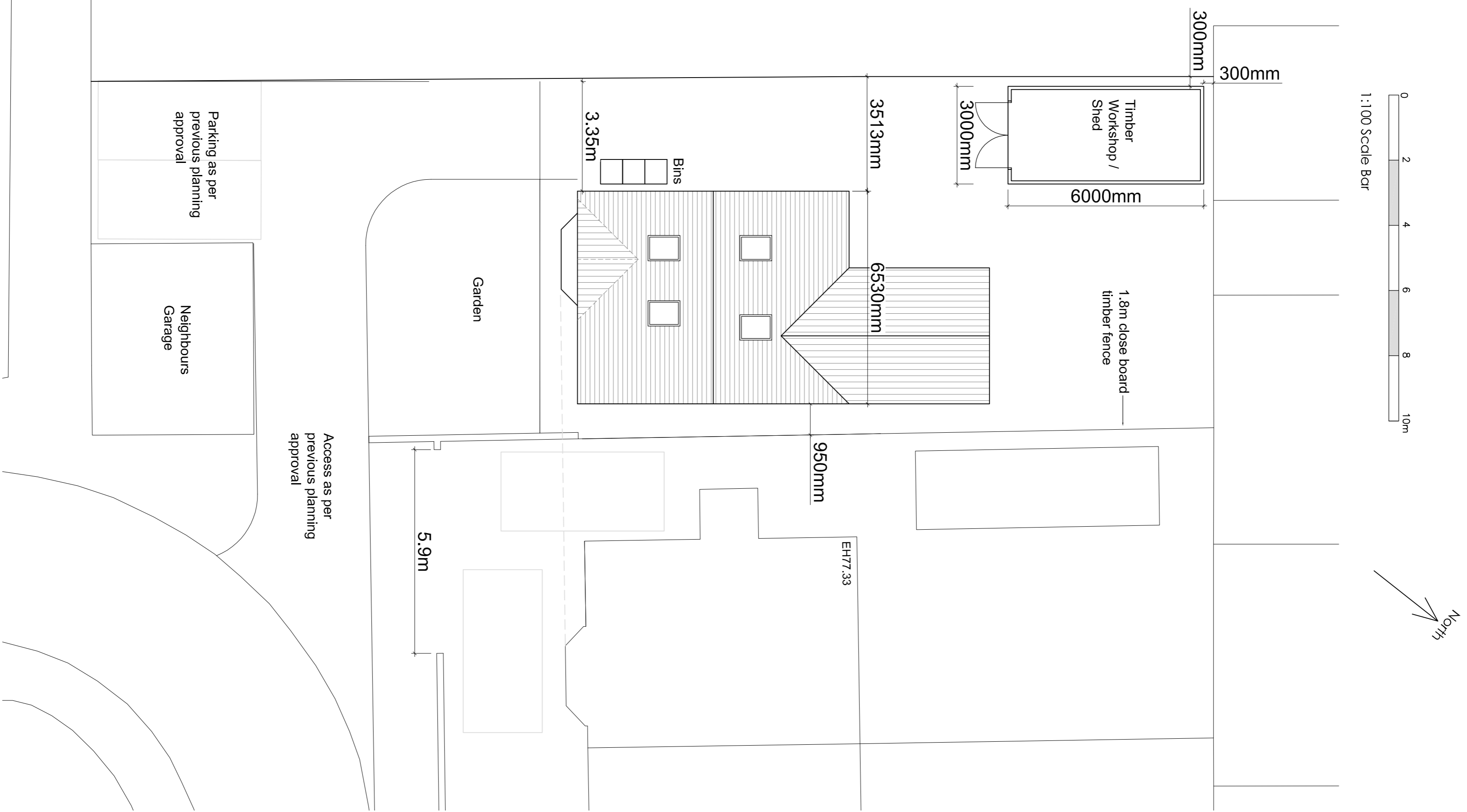
proposed site

1862 / PL03 C
 1 to 100 @ A1
 1 to 200 @ A3

Appendix 8



Appendix 9

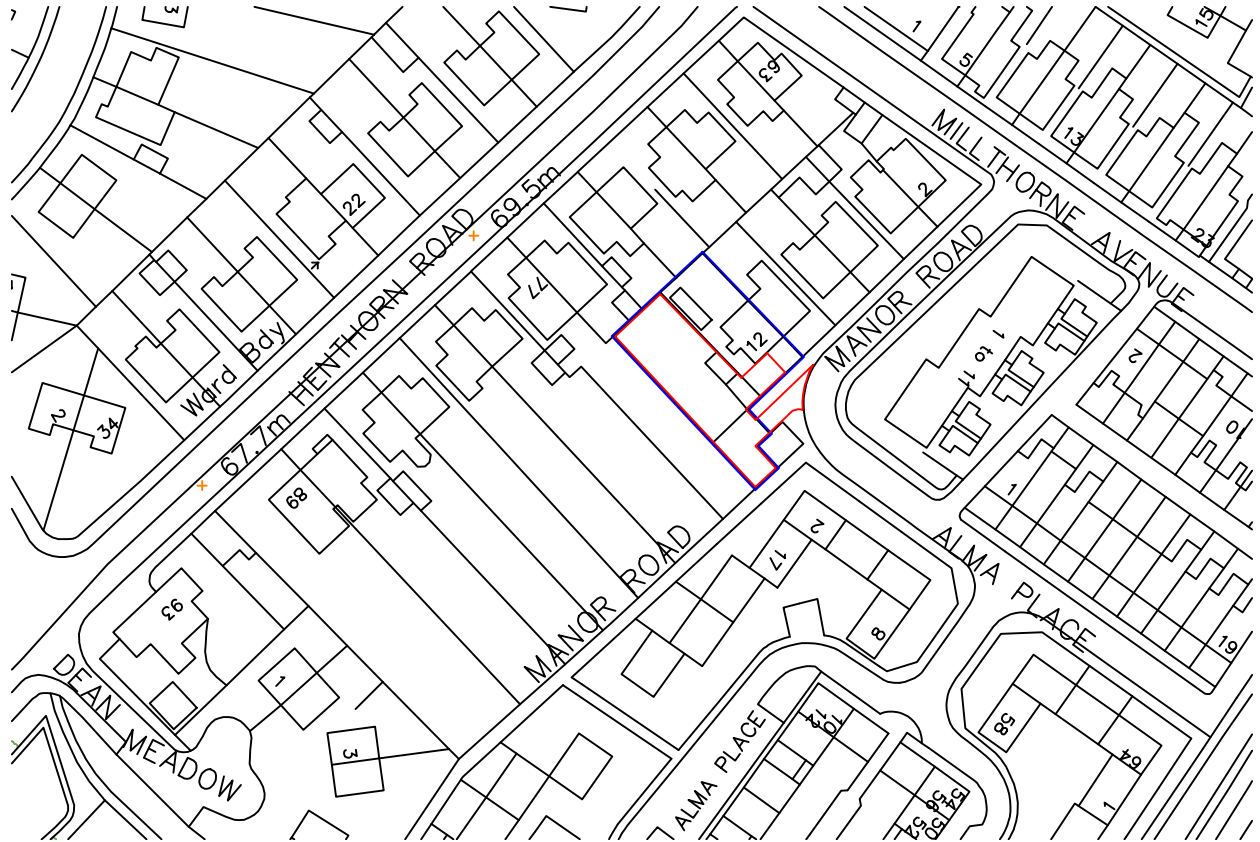


Proposed Site Plan
1:100 Scale

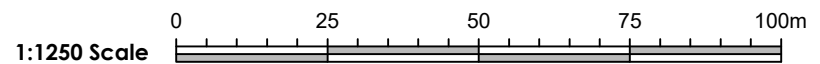
Appendix 10



This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.

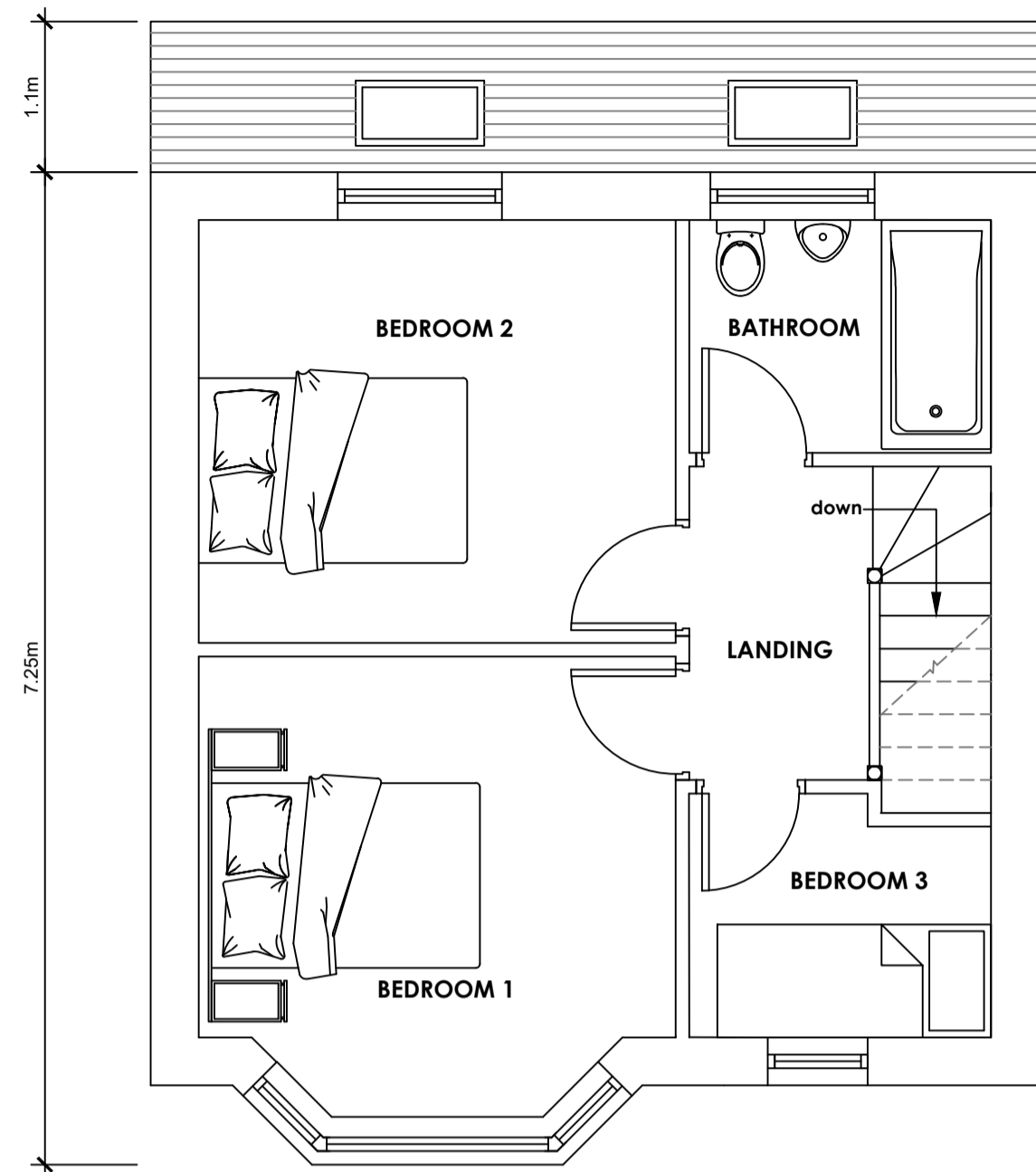
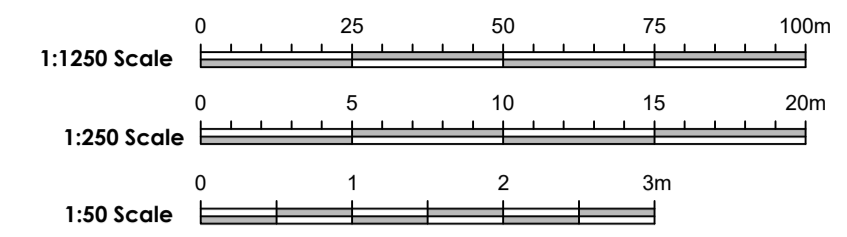


SITE LOCATION PLAN
Scale 1:1250

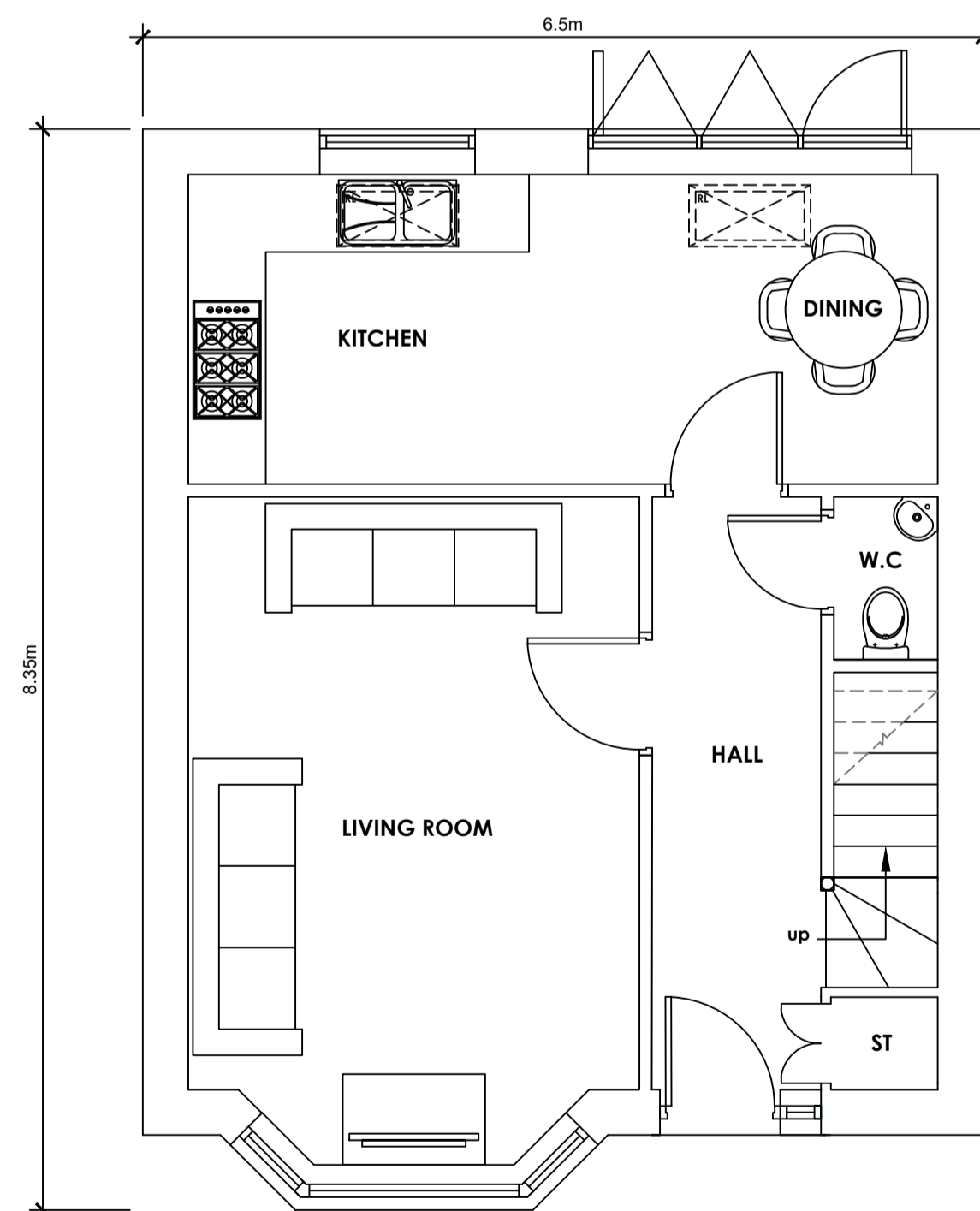


Appendix 11

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Proposed First Floor Plan
 Scale 1:50



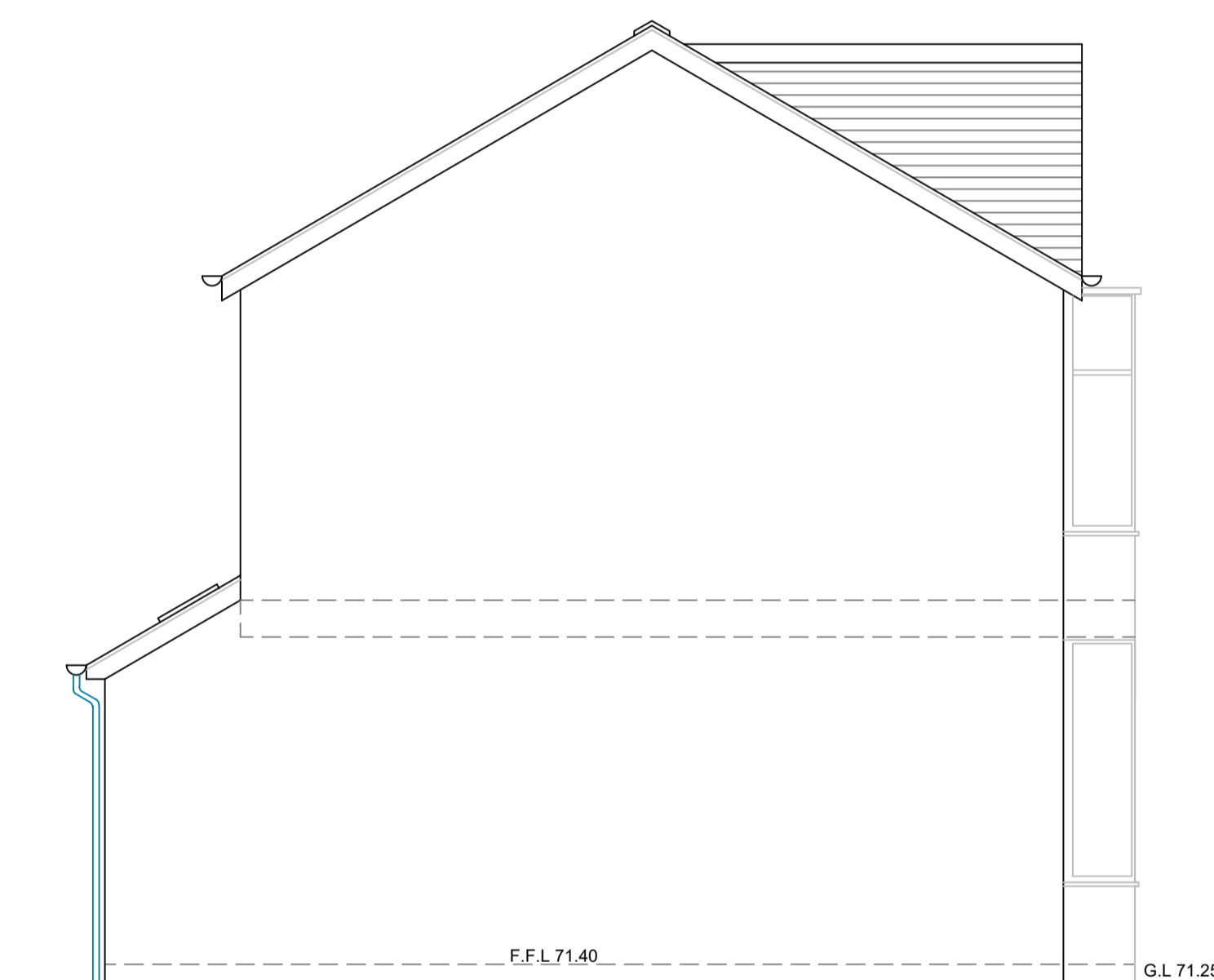
Proposed Ground Floor Plan
 Scale 1:50



Proposed South East Elevation
 Scale 1:50



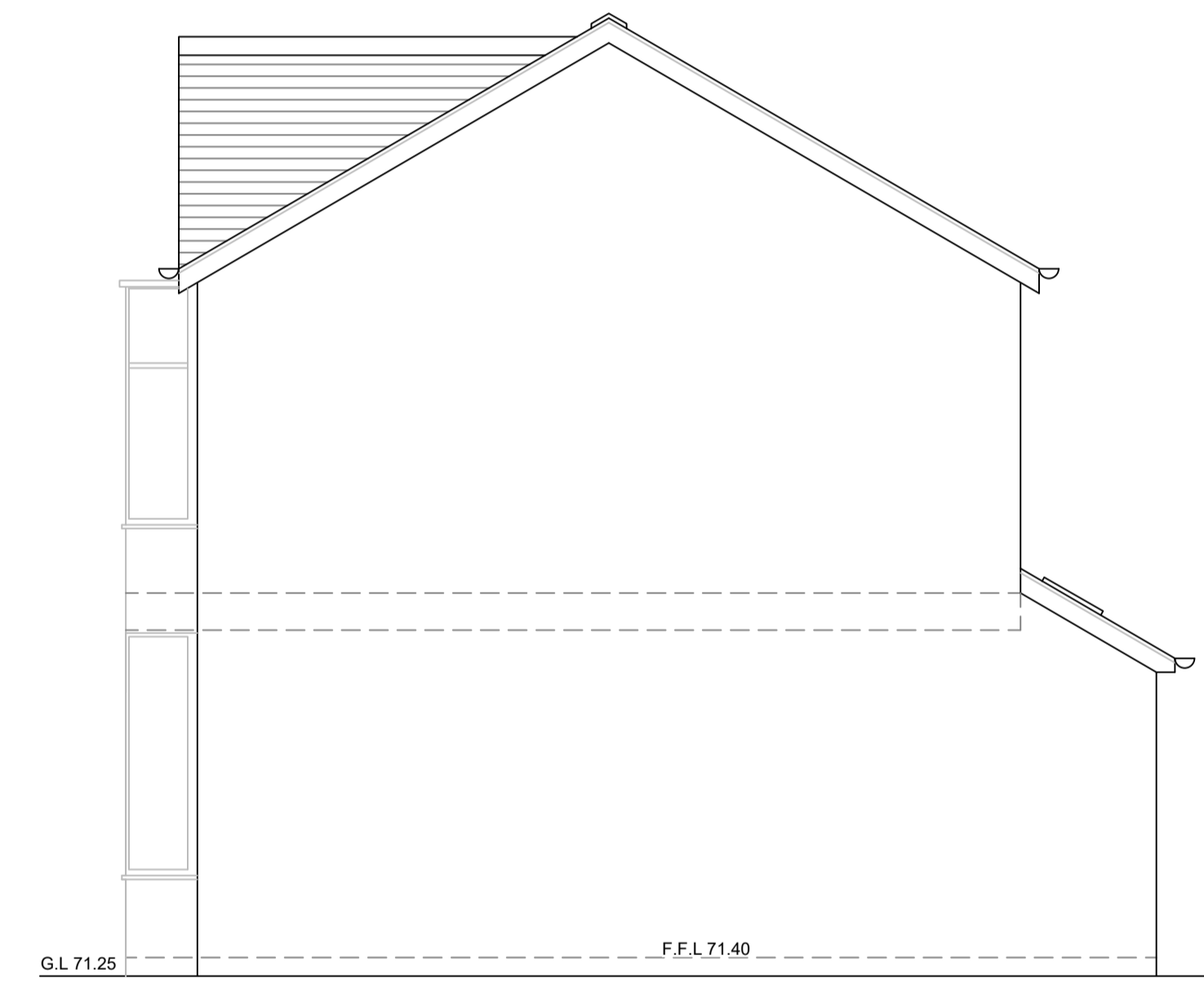
Existing Adjacent Property No 12 Manor Road South East Elevation
 Scale 1:50



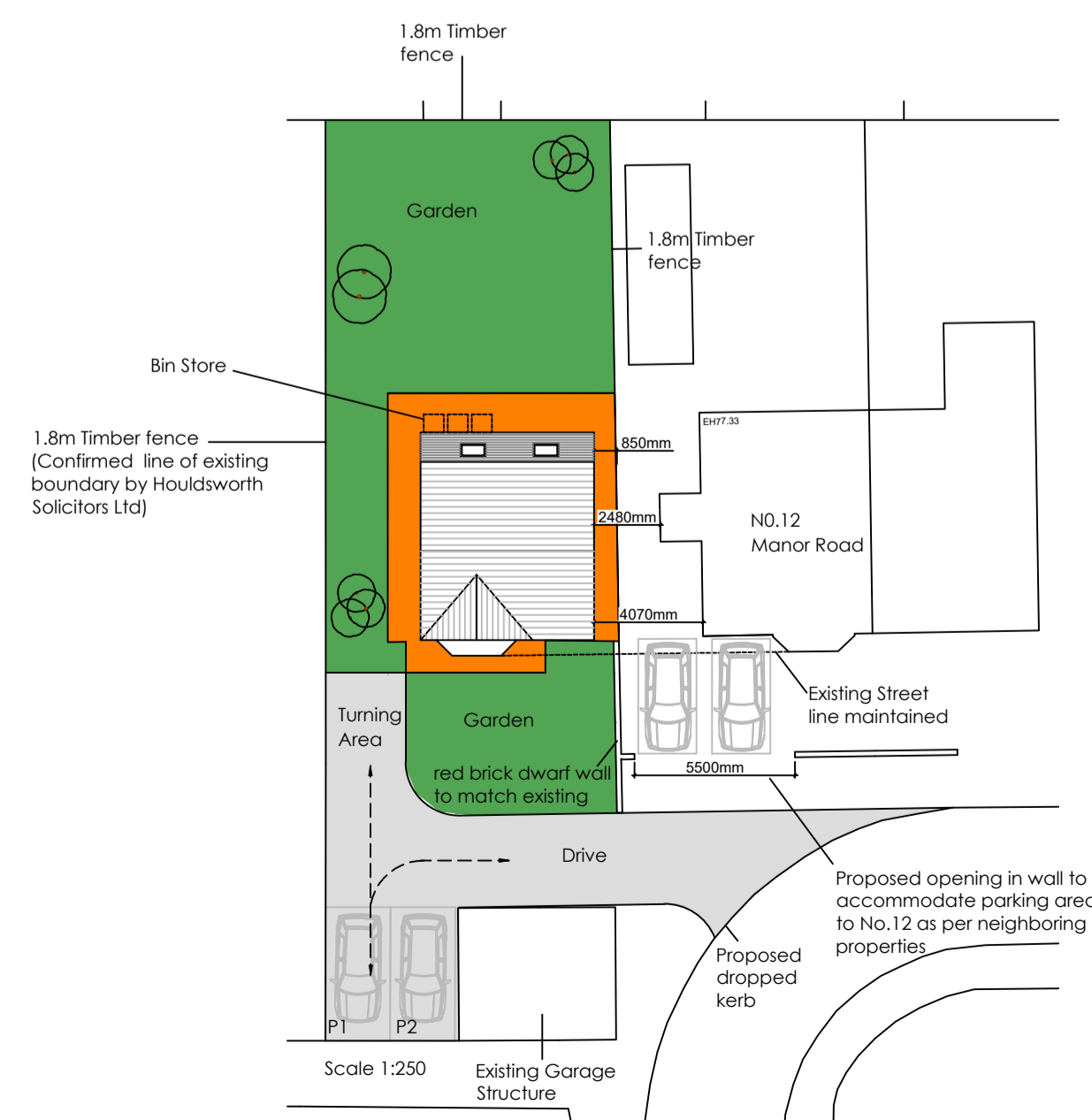
Proposed South West Elevation
 Scale 1:50



Proposed North West Elevation
 Scale 1:50



Proposed North East Elevation
 Scale 1:50



D	PRG	Design update following meeting	23.10.2017
C	PRG	Drawing Update	14.09.2017
B	PRG	Drawing Update	09.08.2017
A	PRG	Drawing update	23.06.2017
no.	by	revision	date

Client
Executors of Edna Woodward

Job Title
Proposed dwelling Adjacent to No.12 Manor Road, Clitheroe

Drawing Title
Proposed Plans, Elevations and Site Plan

Scale	Date	Drawn
1:50 @ A1	Aug 2016	Paul Gudgeon

spa
 SUNDERLAND PEACOCK & ASSOCIATES LTD.
 HAZELMERE, PRALICO ROAD, CLITHEROE
 LANCASHIRE, BB7 2AG
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 E info@sunderlandpeacock.com
 www.sunderlandpeacock.com

5239-01D

Appendix 12

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 without the consent in writing of IWA Architects.

Dimensions should not be scaled. All dimensions to be
 checked on site by the contractor before
 commencement of the relevant part of the work



Rev	Date	Description
-	-	-

'Northlands'
 Ribblesdale Avenue, Clitheroe

OS Site Location Plan

Drwg. No.: 2247.OS.01	Rev.: -
-----------------------	---------

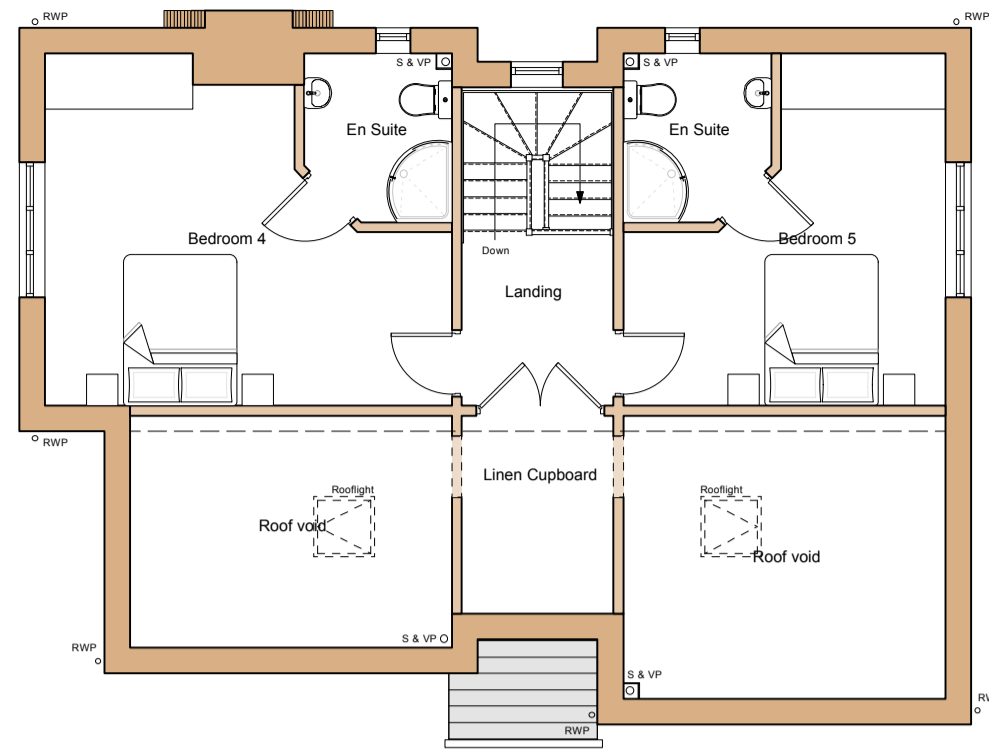
Date: Apr '16	Scale: 1:1250@A4
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IWA Architects

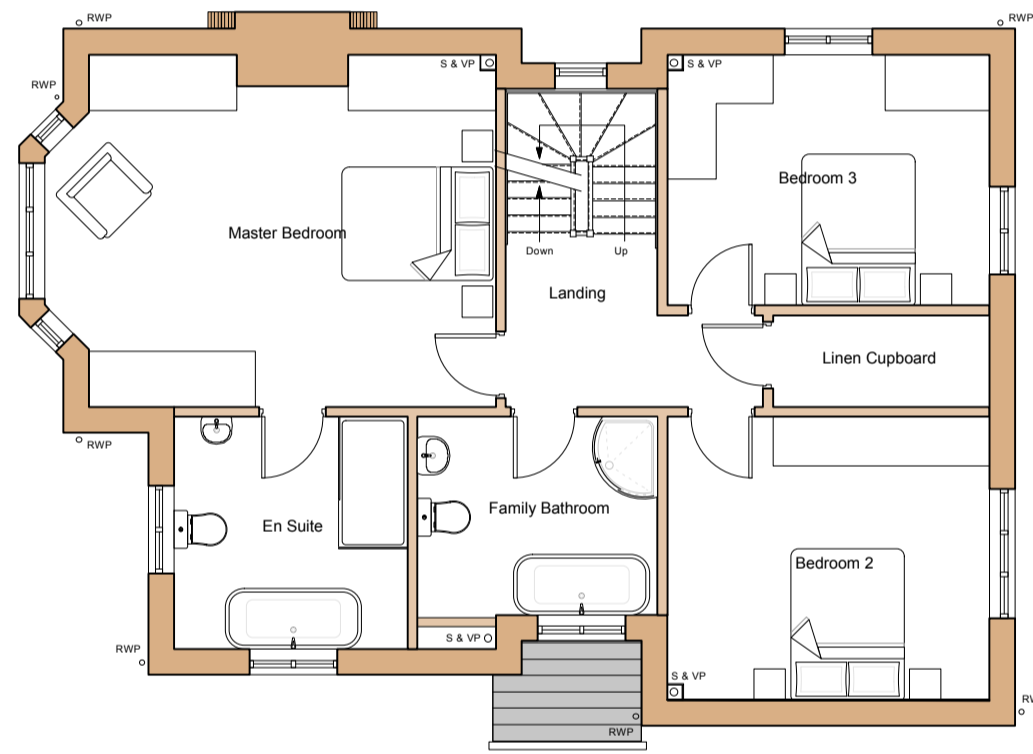
Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: +44 (0) 1200 423487
 f: +44 (0) 1200 458278
 e: admin@iwarhitects.co.uk
 w: www.iwarhitects.co.uk

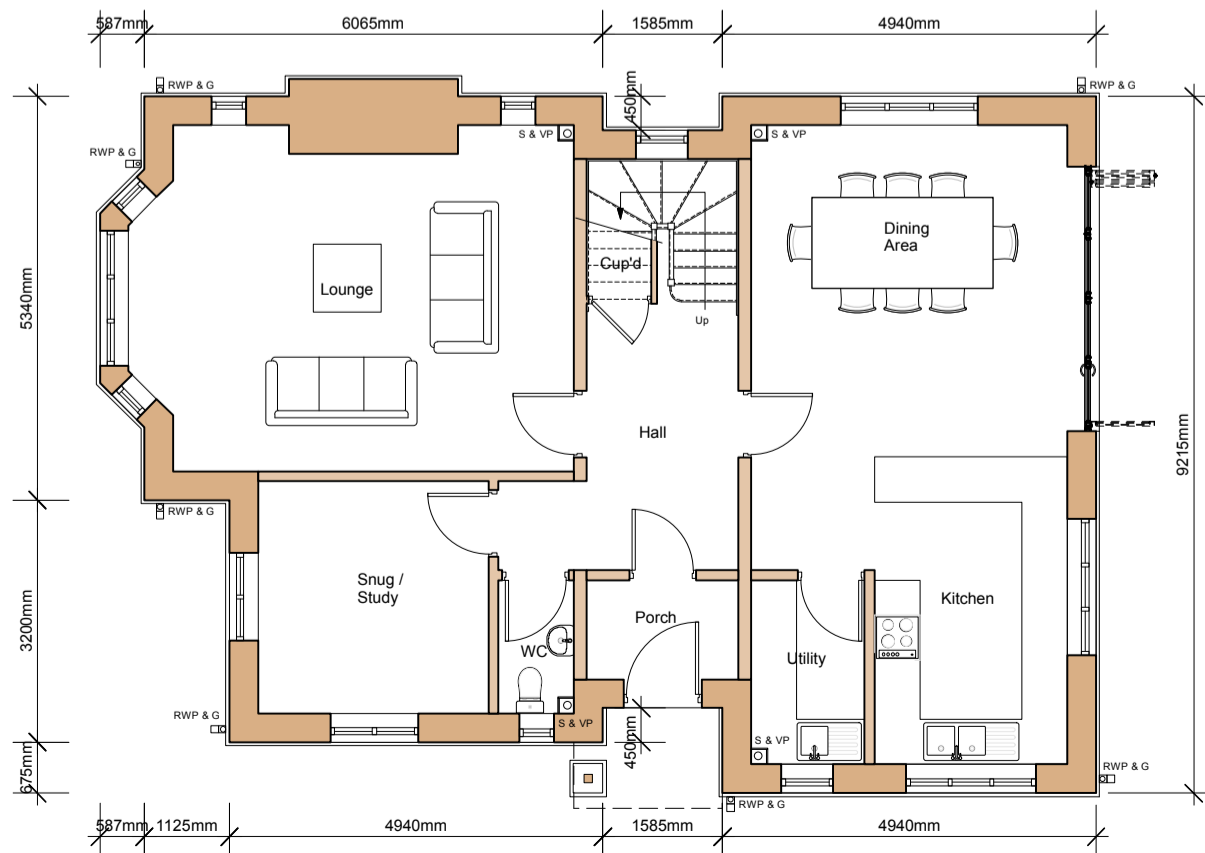
Appendix 13



Second Floor Plan



First Floor Plan



Ground Floor Plan



Front Elevation - North West



Side Elevation - South West



Rear Elevation - South East



Side Elevation - North East

Construction Materials Legend.

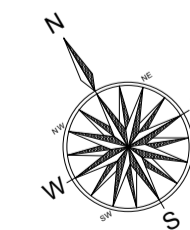
Walls - Mix of red facing brick, with plinth detail to some areas and 'dog's tooth' pattern string courses where shown. Feature dressed smooth sandstone band course detailing and heads / cills of windows and doors.

Roof - Natural blue / grey slate.

Windows / doors - Colour coated (grey), thermally broken, aluminium frames, with double-glazed units fitted (incorporating lead detailing pattern). Sliding folding, thermally broken, aluminium frames, with double-glazed doors. Timber vertical boarded front and side doors.

Rainwater Goods - Colour coated aluminium profile gutters and round section downpipes, in black.

External Hard Surfaces - Stone flag paving to perimeter paths and brick / block paving finish to parking area.



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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.



Rev	Date	Description
D	24.06.2016	Amended scheme design on smaller footprint, with integral garage, to front elevation omitted.
C	11.05.2016	Amended scheme design for single dwelling.
B	29.04.2016	Construction materials notes added for Pre-App.
A	22.04.2016	Amended design in accordance with Client's comments.

'Northlands'
Ribblesdale Avenue, Clitheroe

Proposed Plans and Elevations
- Detached House

Drwg. No.: 2247.P.02 Rev.: D

Date: Apr '16 Scale: 1:100@A2

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w: www.iwaarchitects.co.uk

Appendix 14



3 storey detached dwelling - See Drawing No. 2247.P.02

Detached single garage and home office - See Drawing No. 2247.P.04

Detached single garage and home office - See Drawing No. 2247.P.04

Rev.	Date	Description
C	24.06.2016	Amended scheme design on reduced footprint, with separate detached Garage / Home Office.
B	11.05.2016	Amended scheme design for single dwelling.
A	22.04.2016	Amended plan layouts and positions on site.

'Northlands'
Ribblesdale Avenue, Clitheroe

Proposed Site Plan -
New Detached Dwelling Layout

Dwg. No.: 2247.P.01 Rev.: C

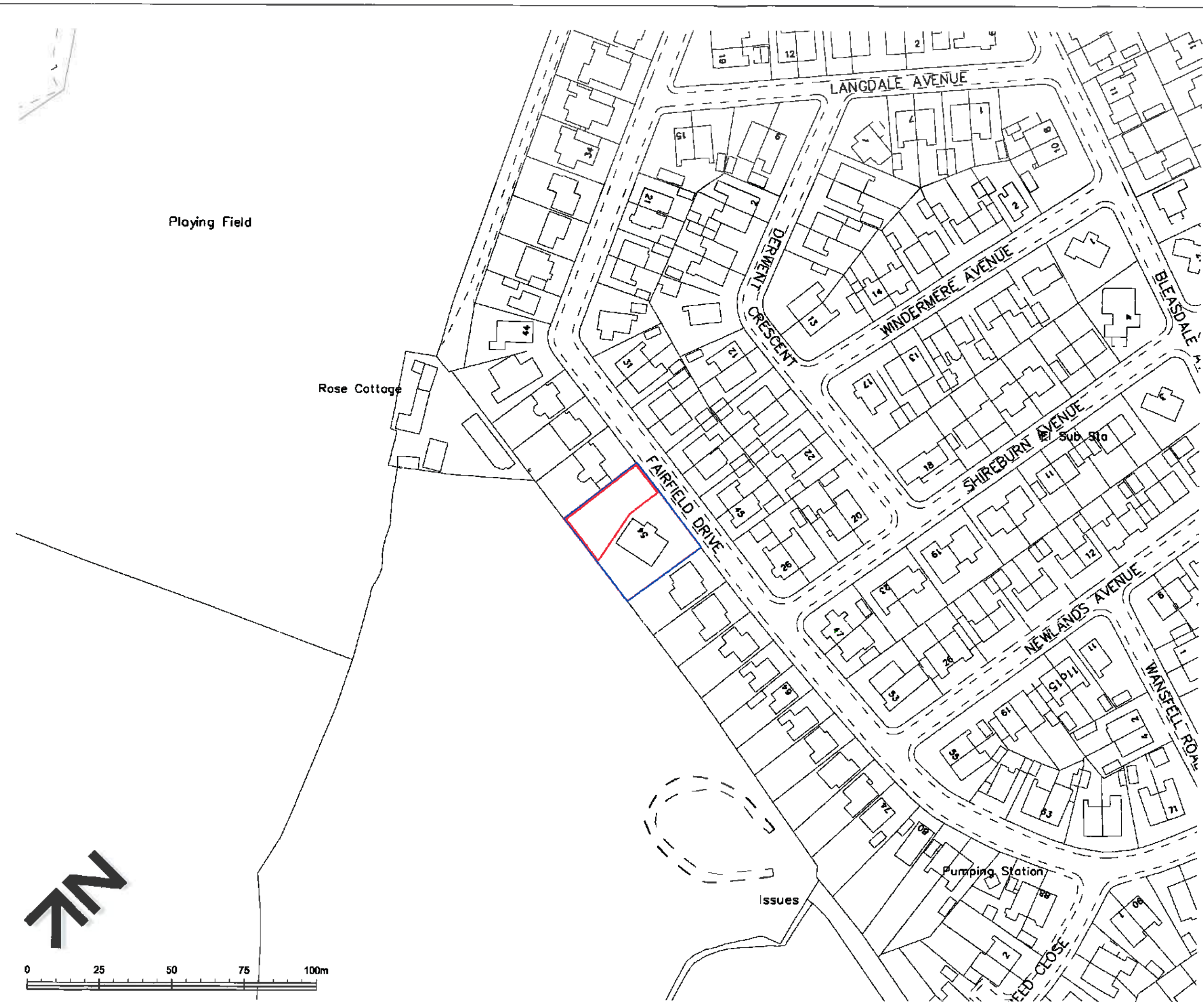
Date: Apr '16 Scale: 1:100@A1

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Appendix 15

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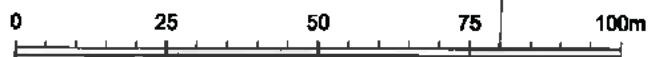
Playing Field

Rose Cottage

Sub. Sto

Pumping Station

Issues



Client
Mr S. Pym

Job title
Proposed New Dwelling and Garage At
Fourwinds
54 Fairfield Drive
Clitheroe
Lancashire
BB5 2PE

Drawing title
Location Plan

Scale 1:1250 @ A3	Date April 2016	Drawn MF
----------------------	--------------------	-------------

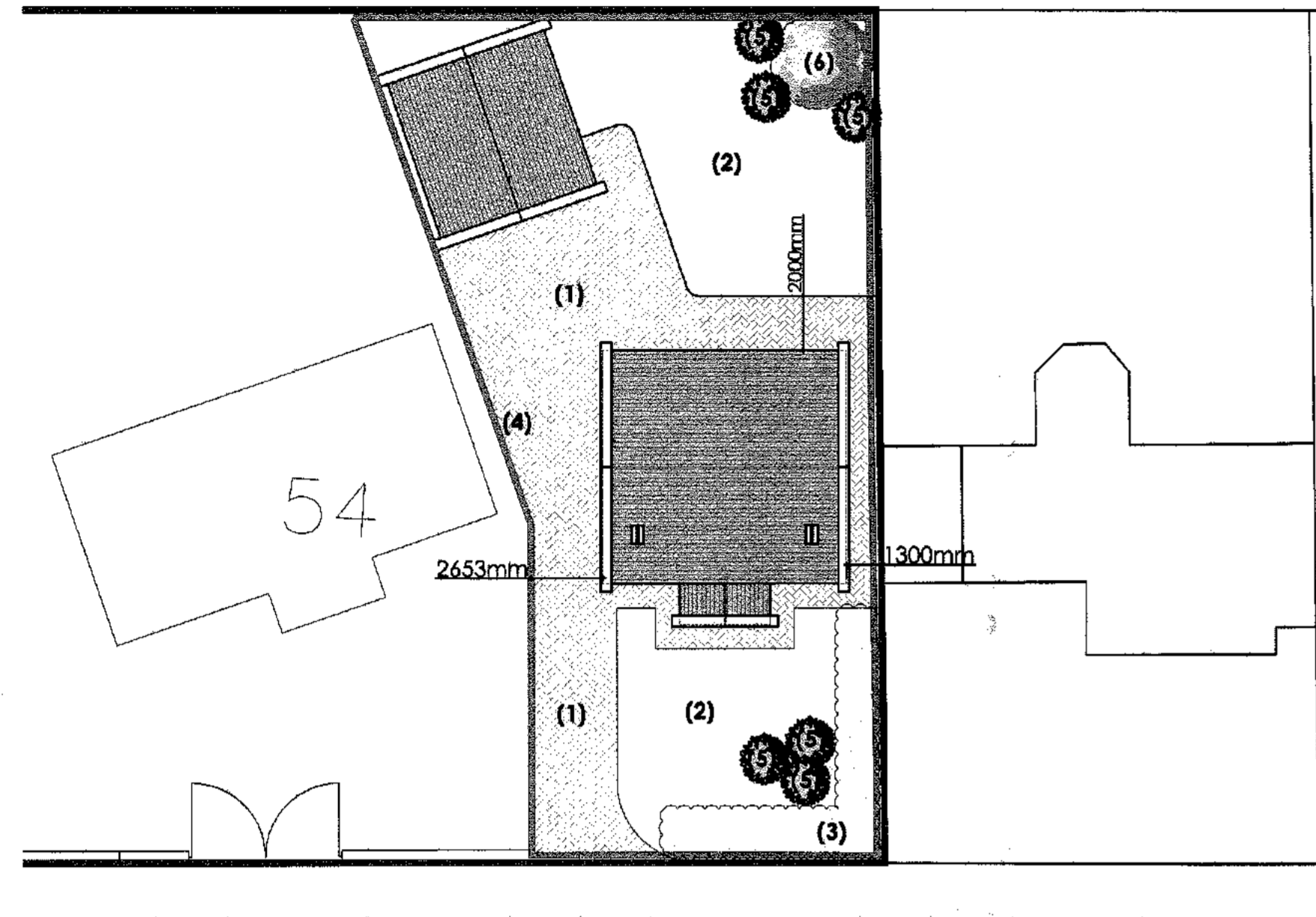
spa ARCHITECTS
SUNDERLAND PEACOCK
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, FIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2HG
01200 423178 01200 427328
info@sunderlandpeacock.com

4972 -02

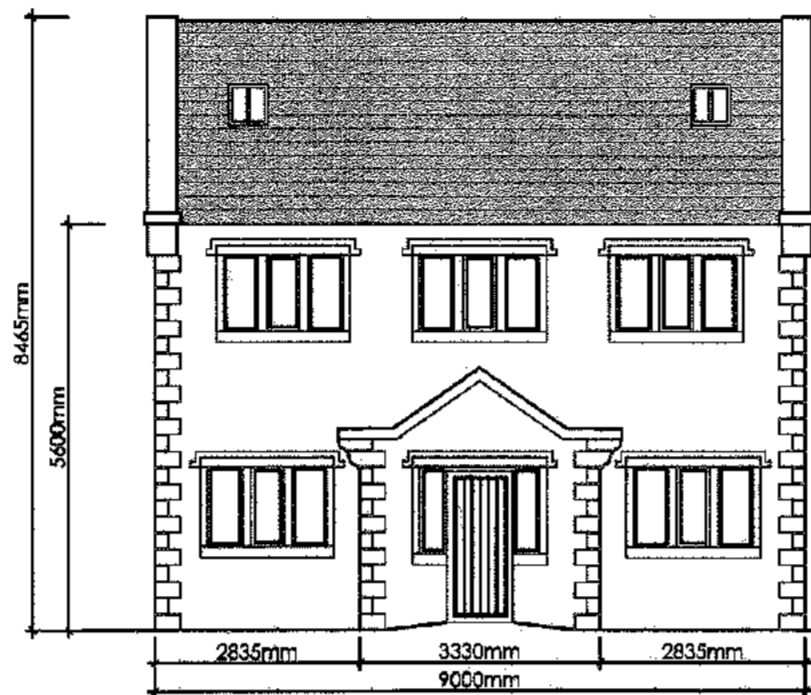
Appendix 16

LEGEND

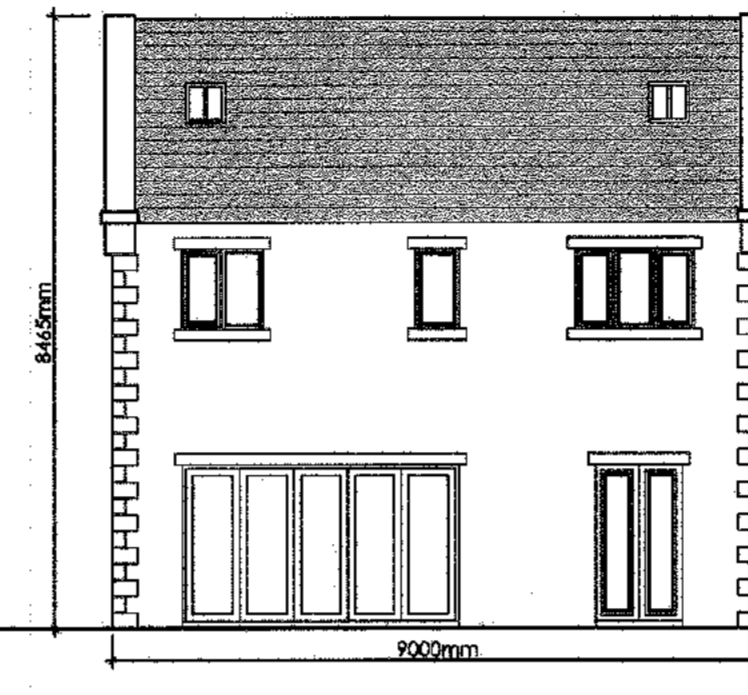
- (1) - Indian Stone Flags
- (2) - Grass
- (3) - Existing hedgerow
- (4) - New timber boarded fence with concrete posts
- (5) - Lonicera "Maygreen" shrub
- (6) - Acer Ginnala



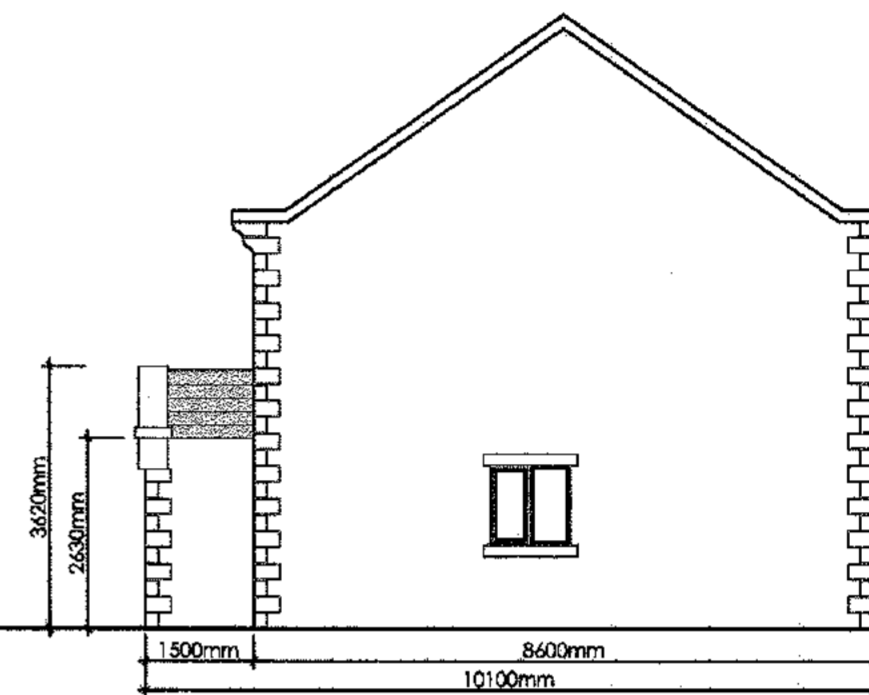
Proposed Site Plan
Scale 1:200



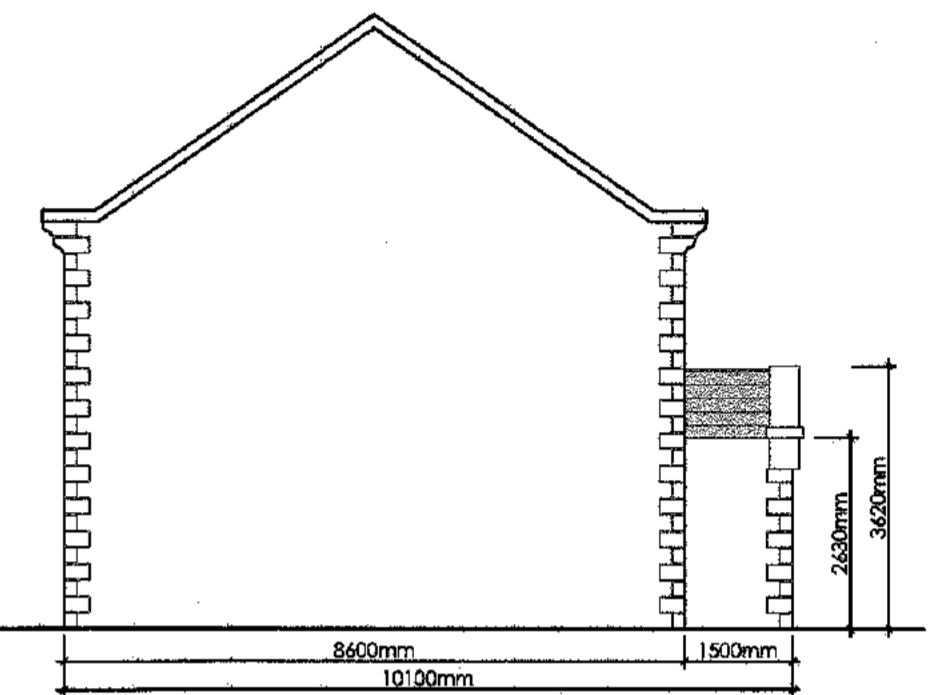
Proposed Front Elevation
Scale 1:100



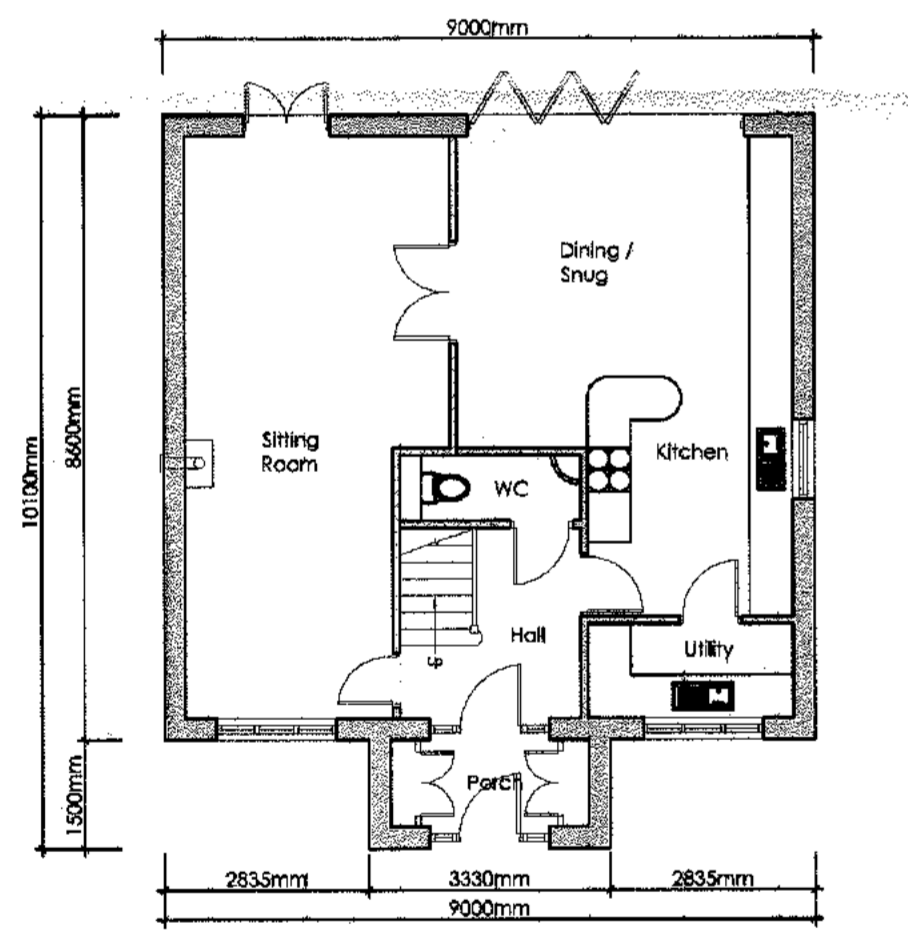
Proposed Side Elevation
Scale 1:100



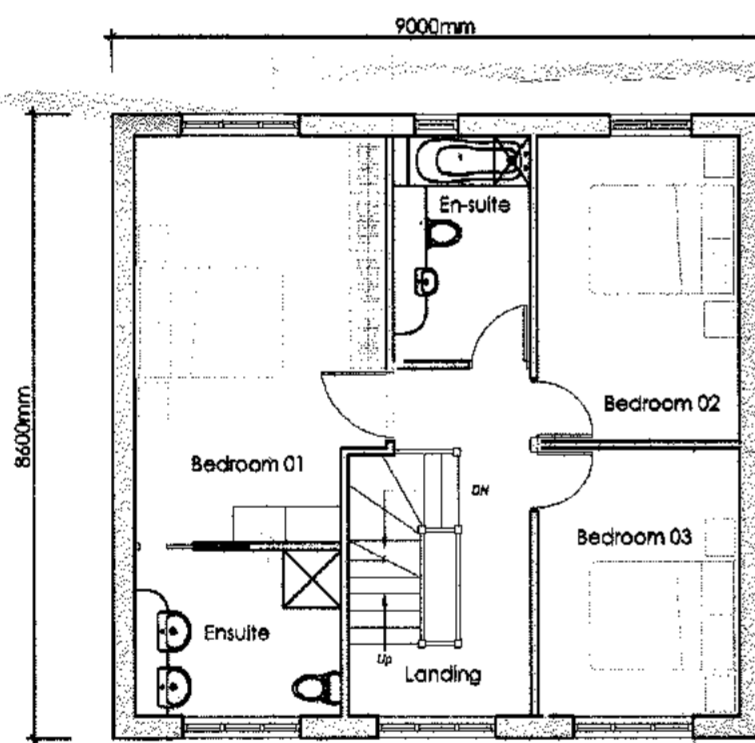
Proposed Side Elevation
Scale 1:100



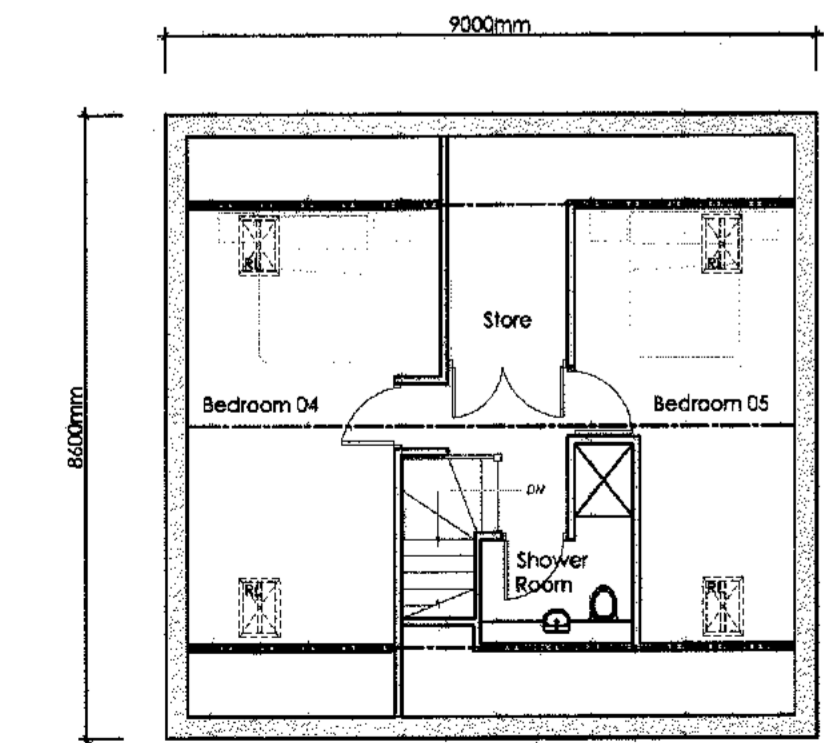
Proposed Side Elevation
Scale 1:100



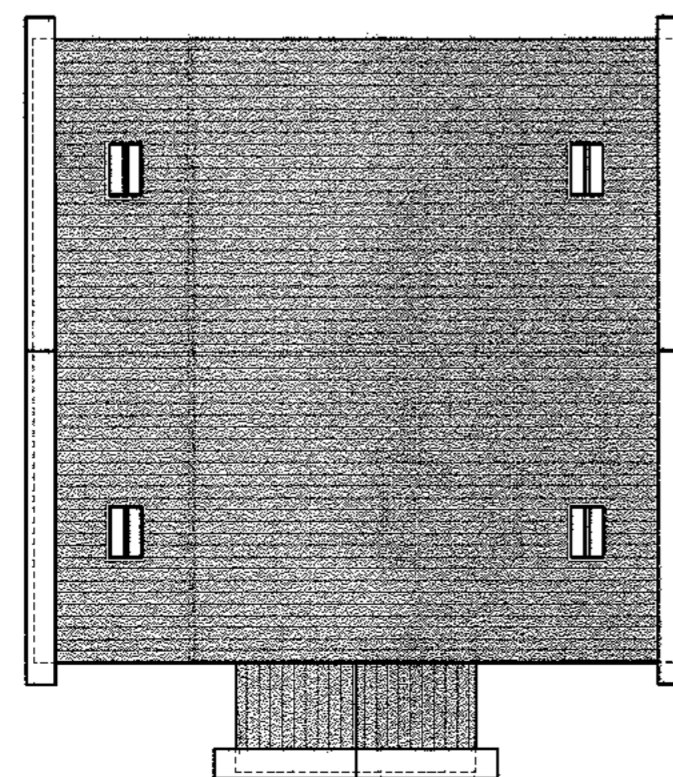
Proposed Ground Floor Plan
Scale 1:100



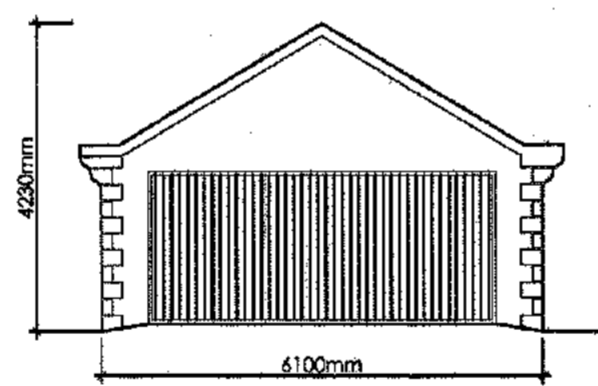
Proposed First Floor Plan
Scale 1:100



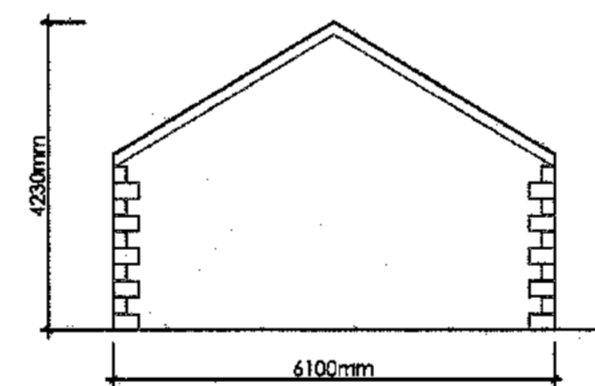
Proposed Second Floor Plan
Scale 1:100



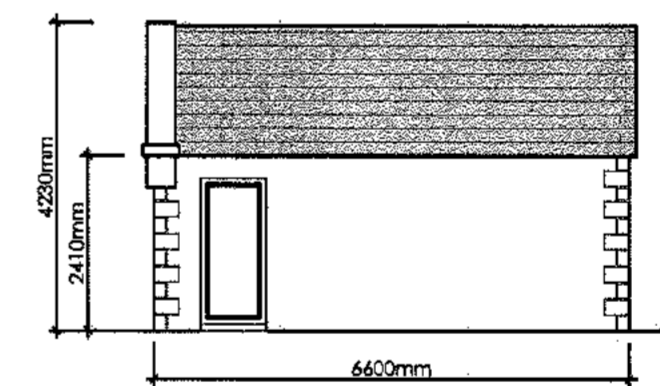
Proposed Roof Plan
Scale 1:100



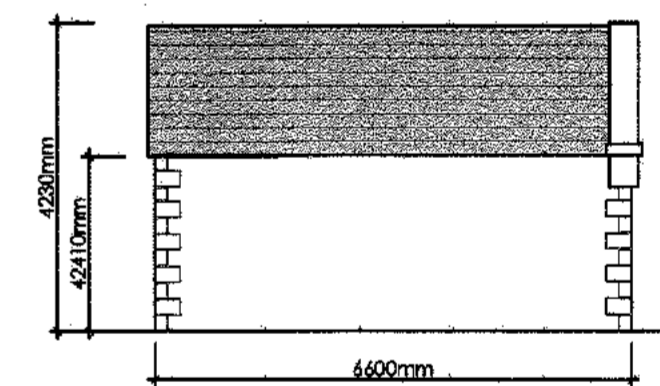
Proposed Garage Front Elevation
Scale 1:100



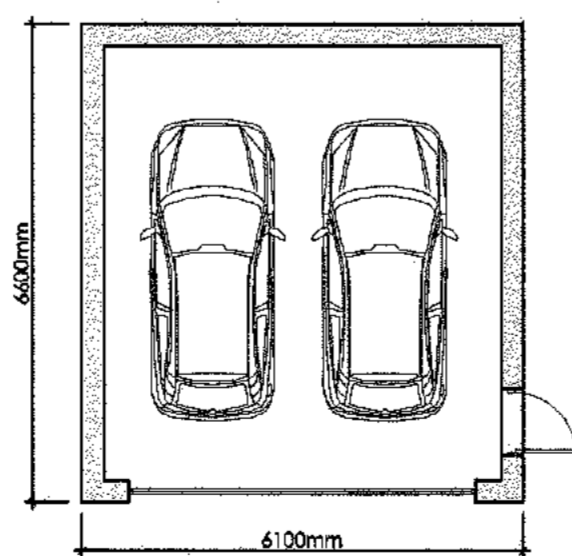
Proposed Garage Rear Elevation
Scale 1:100



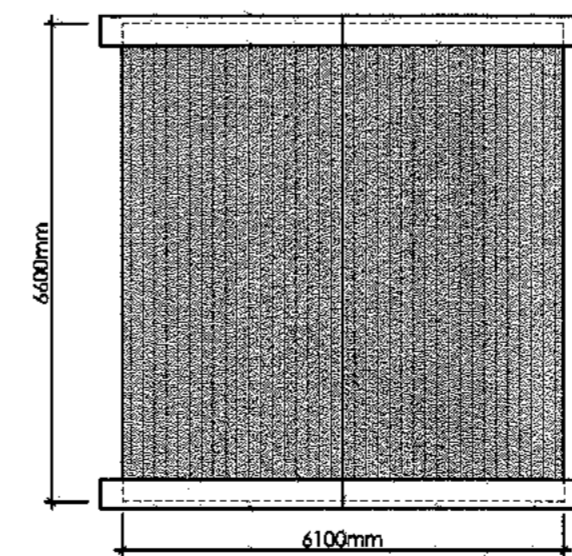
Proposed Garage Side Elevation
Scale 1:100



Proposed Garage Side Elevation
Scale 1:100



Proposed Garage Plan
Scale 1:100



Proposed Garage Roof Plan
Scale 1:100

D: MF - Amended in accordance with clients comments 06.04.2016

A: MF - Amended in accordance with clients comments 06.04.2016

No. by chs. revision date

Client

Mr S Pym

Job Title

Proposed New Dwelling and Garage To

Fourwinds

54 Fairfield Drive

Clitheroe

Lancashire

BB7 2PE

Drawing Title

Scheme 1

Proposed Plans and Elevations

Scale Date Drawn

1:00 @ A1 April 2016 PG

Scale Date Drawn

1:00 @ A1 April 2016 PG

Scale Date Drawn

1:00 @ A1 April 2016 PG

Scale Date Drawn

1:00 @ A1 April 2016 PG

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1:00 @ A1 April

Appendix 17

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2016/0368

DECISION DATE: 24 May 2016

DATE RECEIVED: 15/04/2016

APPLICANT:

Mr Stephen Pym
Millbrook Associates Ltd
Chapel House
Chapel Lane
West Bradford
Clitheroe
BB7 4SN

AGENT:

Mr Philip Cottier
Sunderland Peacock and Ass
Hazelmere
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: One proposed new dwelling within the curtilage of the existing dwelling.

AT: Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed dwelling is considered contrary to Policy DMG1 of the Ribble Valley Core Strategy by virtue of its scale, design, orientation, proportioning, elevational language and detailing, which fails to respond positively to the inherent character of the area and would result in the introduction an incongruous, discordant and unsympathetic addition into the street scene which would be of detriment to the visual amenities and character of the area.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2016/0368

DECISION DATE: 24 May 2016

2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

3 For the avoidance of doubt this decision notice relates to and shall be read in conjunction with drawing number(s):

Proposed Plans and Elevations: 4972-01 Revision
Planning Justification Statement (March 2016) Job No: 4972 V1

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

Appendix 18

Appeal Decision

Site visit made on 11 October 2016

by **A A Phillips BA(Hons) DipTP MTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 October 2016

Appeal Ref: APP/T2350/W/16/3152880

Fourwinds, 54 Fairfield Drive, Clitheroe, Lancashire BB7 2PE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen Pym of Millbrook Associates Ltd against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2016/0368, dated 13 April 2016, was refused by notice dated 24 May 2016.
 - The development proposed is one dwelling within the curtilage of an existing dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for one dwelling within the curtilage of an existing dwelling at Fourwinds, 54 Fairfield Drive, Clitheroe, Lancashire BB7 2PE in accordance with the terms of the application, Ref 3/2016/0368, dated 13 April 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4972-01C and 4972-02.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 4) No development shall commence until details of the alignment, height and appearance of all boundary treatments have been submitted to and approved by the local planning authority prior to their installation. The development shall be carried out in accordance with the approved details.
 - 5) The garage hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors and for no other purpose.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the area.
-

Reasons

3. The appeal site comprises part of the garden area of 54 Fairfield Drive, which is a two storey substantial detached dwelling located in a residential part of Clitheroe.
4. The area is characterised by a wide variety of residential properties of different designs and styles which appear to have been built in the 1960s and 1970s. These include semi-detached and detached two storey pitched roof and gable fronted houses, bungalows and dormer bungalows. A range of materials are used in the immediate surroundings including artificial stone, brick, render and pebble dash. There is also variety in the size of plots and the spacing between properties.
5. To the immediate rear of the site is a new residential development known as 'Ribble Meadows' where there is a wide variety of modern houses and bungalows of different styles and materials.
6. The appeal property differs to others in the vicinity in that it is set within a particularly large plot and has an angled relationship with the road. Also, its proportions, materials and overall design differ from others in its surroundings.
7. It is proposed to erect a two storey pitched roof detached house in part of the garden to the side of No 54. Additional accommodation would be provided in the roof space. A new separate vehicular access, driveway and single detached pitched roof garage are also proposed.
8. The eaves and the ridge of the proposed dwelling would be slightly higher than adjacent properties. However as a consequence of the separation distances between the site and Nos 52 and 54 and the set back from the road I do not consider that the height difference would be apparent or discordant.
9. The proposed dwelling would be predominantly faced in render with stone detailing, including heads, sills, mullions and quoins. Other properties in the vicinity of the site generally have less ornate detailing and are of a more basic design. Given the wide range of properties in the area and the variety of materials used I do not consider that the proposed detailing would be at odds with the surroundings. The introduction of the proposed design features articulates and enlivens the overall design of the property. The horizontal emphasis of the openings on the front elevation and its symmetrical design are sympathetic to its surroundings.
10. The local planning authority is concerned that the proposal would emphasise the existing angled relationship of No 54 to the adjacent street. The proposed dwellings would have the same perpendicular relationship with the street to most properties in the area. Consequently, the proposal would have a good relationship with the street scene and its surroundings, in general. Although the proposal may emphasise the angle I do not consider that the relationship would result in a particularly discordant effect on the area.
11. Overall, although more articulated than other local properties, the design and layout of the proposal is appropriate within this residential setting. I therefore conclude that the proposal would have no harmful effect of the proposal on the character and appearance of the area. Therefore, it accords with the design requirements of Policy DMD1: General Consideration of the Ribble Valley Borough Council Core Strategy 2008-2028 A Local Plan for Ribble Valley

Adoption Version (Adopted 16 December 2014) (CS) and the National Planning Policy Framework.

Other matters

12. In reaching my decision I have taken account of local objections to the proposal. In determining this appeal I have given regard to the development plan comprising the CS and also the Framework.
13. Given the separation distances between the proposal and adjacent residential properties I do not consider that the development would be overbearing, dominant or result in loss of light. Furthermore, taking account of the orientation of main habitable room windows I do not consider that the development would lead to an unacceptable degree of overlooking and loss of privacy. Consequently, on this matter I do not consider that the proposal would be harmful to the living conditions of the occupants of neighbouring residential properties.
14. I do not consider that the development of one property would result in harm to highways conditions. Sufficient driveway and garage space is provided to meet the parking needs of the property. A condition could mitigate the potential future loss of the garage space.
15. I have also considered concerns regarding the effect on local land stability drainage. The application proposes foul water to the mains sewer and surface water is to be dealt with by means of a connection to the existing drainage system. The site is not within an area at risk from flooding and as such, I consider that satisfactory drainage can be achieved on site. I have no evidence of there being land stability issues in the area that would need to be addressed through the planning process.
16. In support of the appeal my attention has been drawn to another development in the area at 8 Lancaster Drive, Clitheroe for which the local planning authority granted planning permission under reference 3/2014/0536 on 14 August 2014. Although that case illustrates how a new house with an almost identical design to the current proposal can complement its surroundings I note that it was approved before the current Core Strategy was adopted. Furthermore, the characteristics of each site are different. As such, it has had limited weight in my assessment of the current appeal.

Conditions

17. I have specified the approved plans for certainty. In accordance with the Council's suggestion I also attach a condition requiring the submission of the details of external materials and boundary treatment in the interests of the character and appearance of the area.
18. I have also specified that the garage shall be kept available for parking vehicles in the interests of ensuring that adequate parking is provided and in the interests of the character and appearance of the area.

Conclusion

19. For the above reasons and taking account of other matters raised I conclude that the appeal should be allowed.

Alastair Phillips

INSPECTOR

Appendix 19

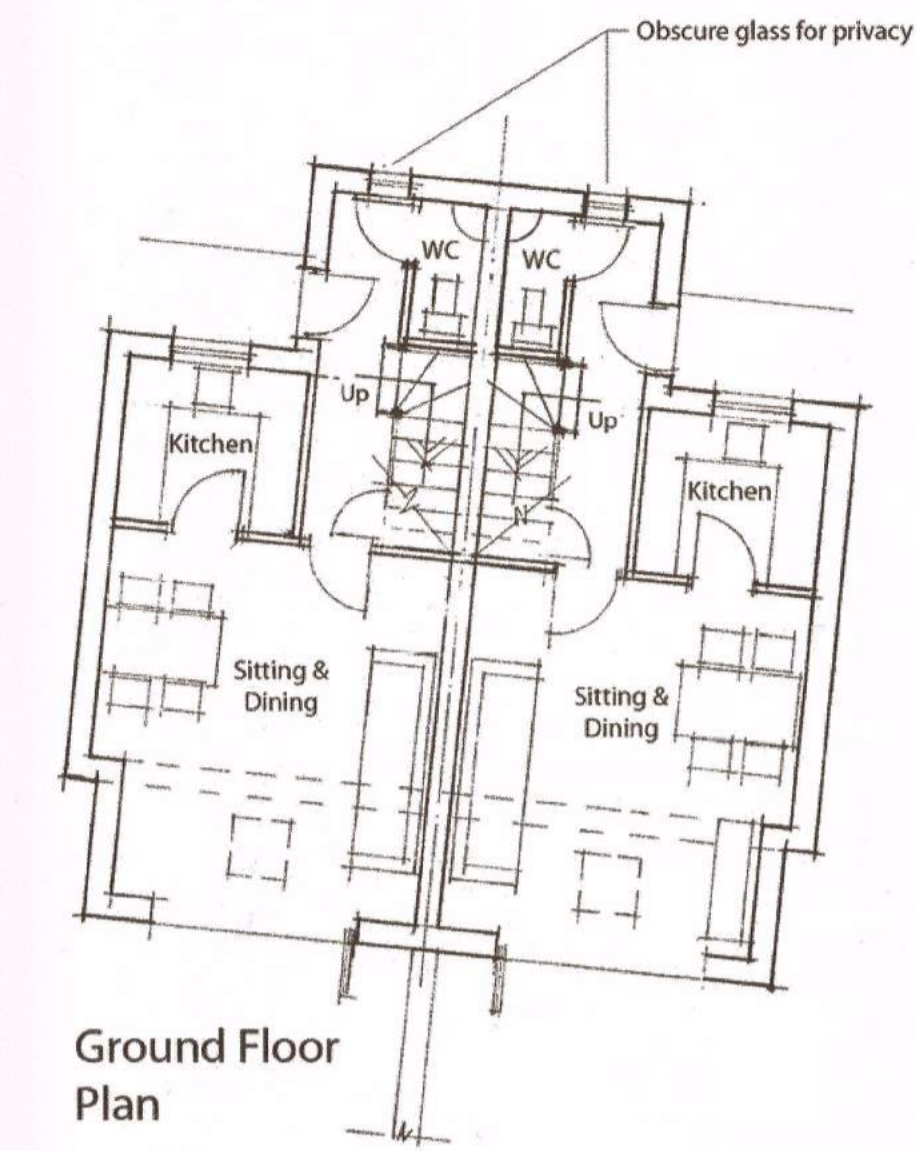
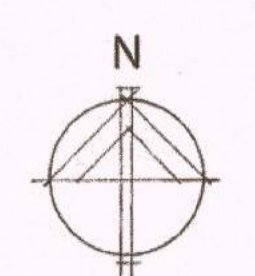
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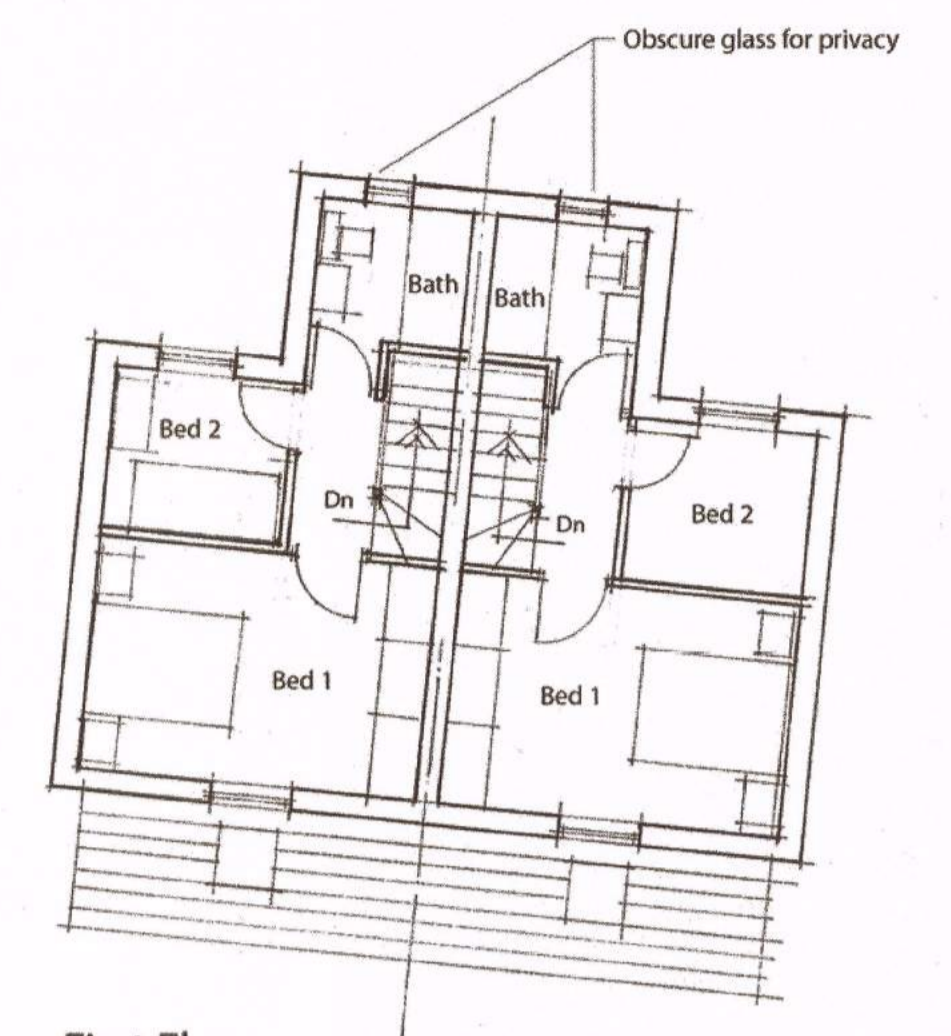
Promap
Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100021949. Printed scale: 1:1250

PROPOSED 2ND DWELLINGS ON LAND AT NO 78 RIVERSIDE, LOW MOOR
CLITHEROE BET 2NLS.
SITE LOCATION PLAN 1/1250

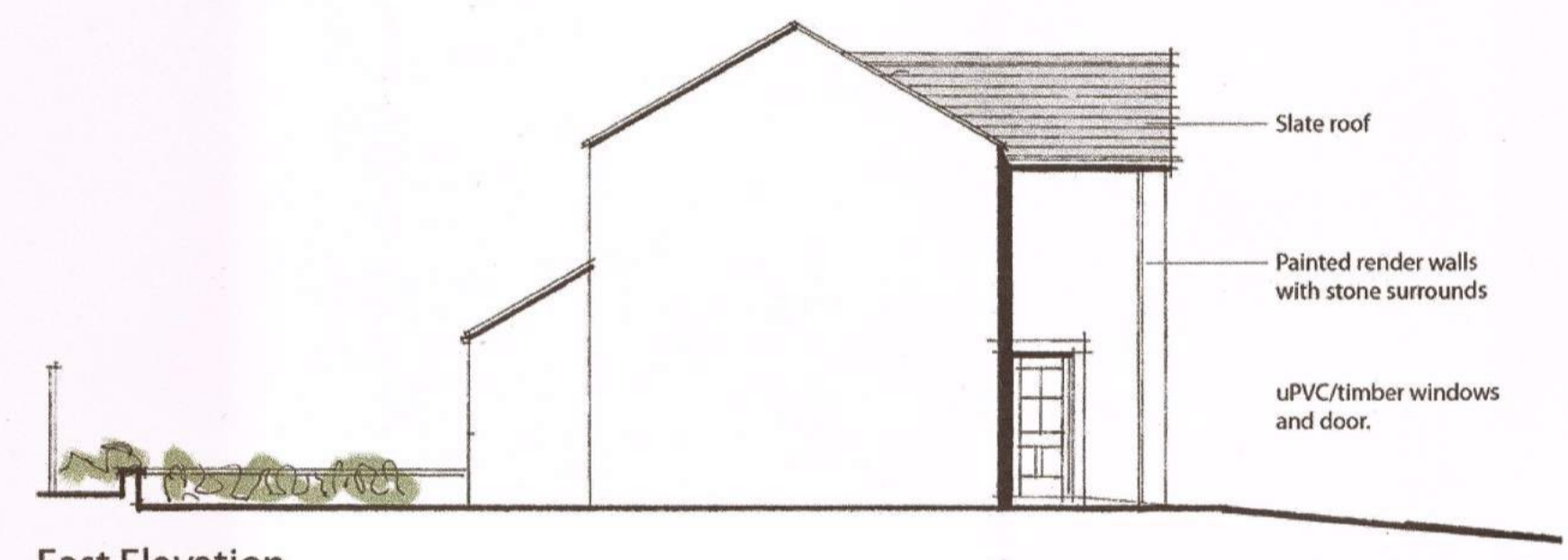
Appendix 20



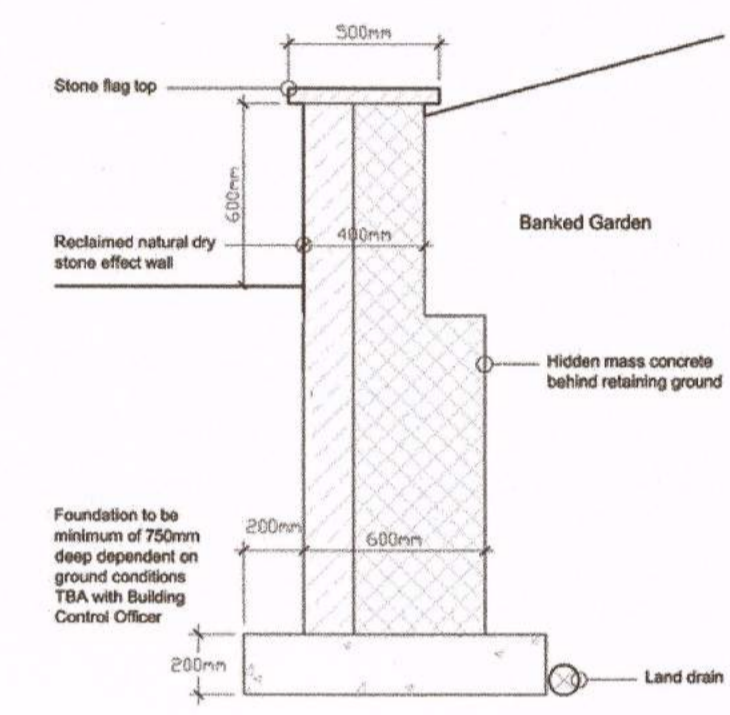
Ground Floor Plan



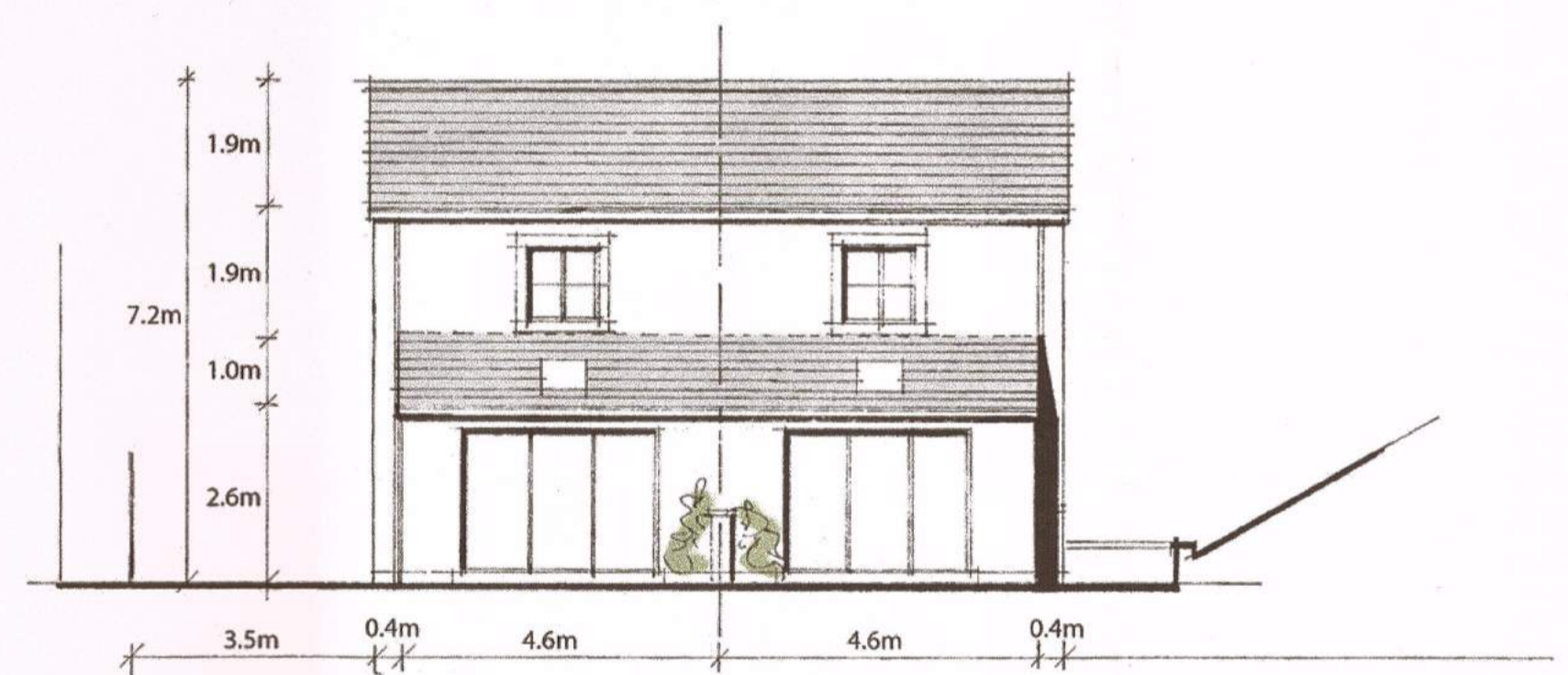
First Floor Plan



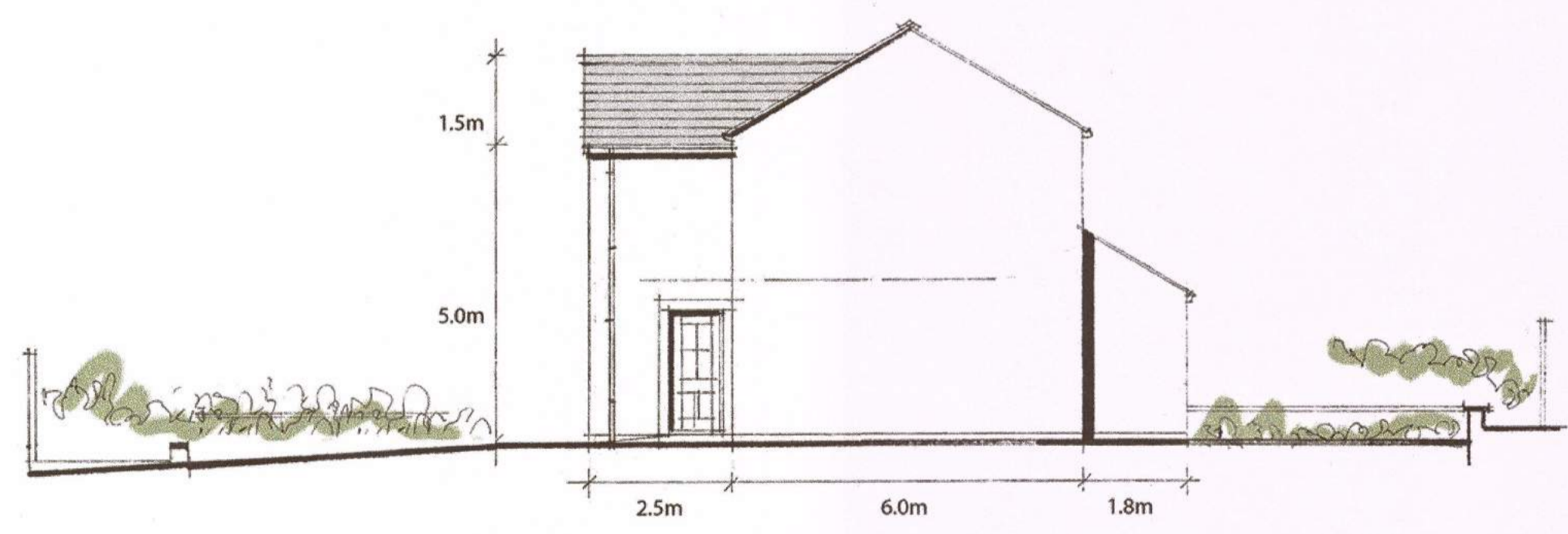
East Elevation



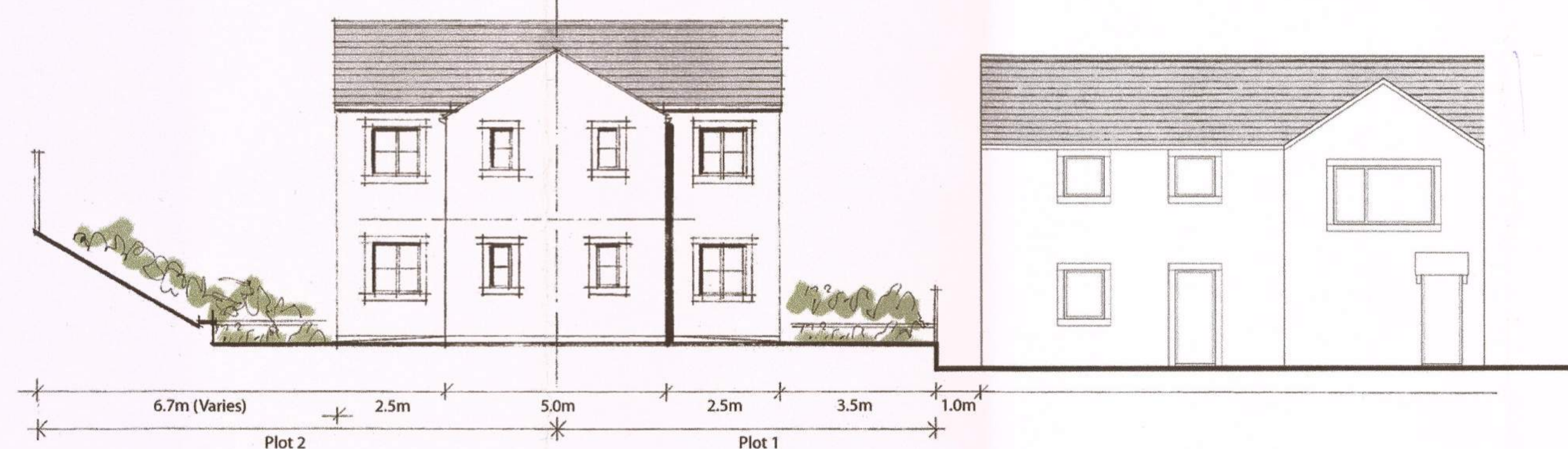
Retaining Wall Section - 1:25 Scale



South Elevation



West Elevation



North Elevation/ Street View

Revisions:
 Rev A - Building repositioned 2m to the South and retaining wall repositioned to suit; Following receipt of written pre-app comments from RVBC on 11.02.15. Retaining wall detail added. - 13.02.2015 - NE.
 Rev B - Building and land raised by 600mm due to flood assessment advice - 29.04.2015 - RBM.

AMENDED PLANS RECEIVED
 DATE 29/4/15

Client
 Mr T. Hickey
 Job Title
 Proposed erection of two dwellings at 78 Riverside Low Moor Clitheroe

Drawing Title
 Proposed Site Plan, Floor Plans and Elevations
 Scale
 1:100 @ A1
 Date
 Jan 2015
 Drawn
 NE

spa
 SUNDERLAND PEACOCK ARCHITECTS
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4311 -01-02 Rev B