
GROUND OF APPEAL
Application NO: 3/2020/0595

Applicant Name – Mr Trevor Moore

Agent Name – Mr Ian Wilson

Site Address – 88 Fairfield Drive, Clitheroe, Lancashire, BB7 2LL

Development Proposed – Two story side extension and an extension to existing rear dormer and proposed dormer to front.

Date Received – 20/08/2020

Decision Date – 20 October 2020

Case history :

1. On 13 July 2020 the Applicant sort pre – planning advice.
2. On 24 July 2020 the agent was contacted via telephone by Harriet McCartney (planning assistant) The application was discussed, and the only issue pointed out was with the front dormer. After the agent pointed out that permission had been granted in the local area for front dormers within the last 24 months and the property next door but one has a front dormer, the advise over the phone was to submit the plans showing the dormer and if a issue arises this could be address in the course of the planning application.
3. On 27 July 2020 the preplanning advise was received via email and again the only issue raised was with that of the front dormer. The conclusion of the advice was “Based on the supporting information and subject to the amendments suggested it is not considered that the proposed development would result in any significant negative impact on the visual amenity or residential amenity of the area.” With consideration to core strategy policy DMG1, DMG2 and DMH5 (Appendix D1)
4. The plans were submitted in full and were received by RVBC on 20/08/2020 (Appendix D2)
5. On 10/10/2020 the agent was contacted via telephone by Rebecca Bowers (planning officer) stating that the highways department had asked for a minor amendment. At this time the agent asked if any other aspects of the proposal needed to be amended to which Rebecca Bowers stated she was happy with the development and would start writing her report recommending the proposal be Approved. The agent supplied the amended plan on 11/10/2020. (Appendix D3)
6. On 21/10/2020 the agent received the decision notice stating that the planning application had been refused as the proposal was in contrary to DMG1 and DMH5 which is the polar opposite to the pre planning advise given. (Appendix D4)
7. On 22/10/2020 the agent contacted Rebecca Bower via telephone to obtain information as to way on 10/10/2020 he was told the application was to be recommended to be approved but yet had received a refusal notice. Rebecca stated that she did indeed recommend the

proposal to be passed in full, but her manager had overruled her and insisted that she rewrite her report showing she recommended the proposal to be refused.

8. The agent has now received the rewritten diligent report. (Appendix D5) A requests for the original diligent report was made with a recommendation to approve but the agent was told by email that the original had been amended, and only the report with the recommendation to refuse remained. (Appendix D6)

Grounds to support appeal

Front Dormer

Within the local area of the property, there is approximately 30 properties with a front dormer installed. The closest of which is the next door but one property (Appendix D7a) Several applications have been given approval to install front dormers in the local area in the past 24 months.

Issues raised in regard to visual impact due to corner plot.

On Fairfield drive there is currently two projects being carried out, one of which in on the corner of Fairfield Drive and Lancaster Drive. (Appendix D8) Lancaster Drive is considered the main entrance to the wider estate thus leading to the area being know as "Lancashire Drive" The above-mentioned project as benefited with a double side extension, rendering over the existing brick and grey PVC windows and doors installed. The application shares all these similarities but on a smaller scale. 88 Fairfield Drive is not in an "as prominent" location as the above.

In keeping with the local area.

Many properties within the area are having works carried out to modernize them. This proposal is within keeping to works that have or are being carried out.

Consultee Comments

No objection to the project has been received.

The applicate, The agent, Harriet McCartney (planning) and Rebecca Bowers (planning) could see no negative impact to the area if the proposal was to be granted therefore the applicant ask the decision for refusal be overturned and planning permission granted.

Signed

Ian Wilson (agent)