

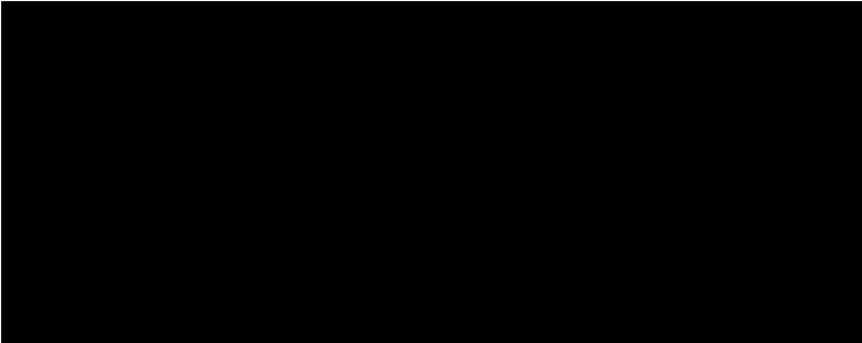
Sharon Craig

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 August 2021 23:25
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0789

Categories: xRedact & Upload



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 100010585210

usrn: 31800234

ward: E05005306

Planning Application Reference Number: 3/2021/0789

Address of Development: 46 Eshton Terrace, Clitheroe, BB7 1BQ

Your Comments: Comments on Planning Application 3/2021/0789

 I have written in the past to object to the two previous applications made by the applicants.

Having read carefully the revised proposed developments I feel these may well be positive in view of the improvements to the cosmetic appearance of the frontage and rear of the terrace as well as being advantageous to the applicants.

My personal concern regarding the proposed developments relates to the proposed rebuilding of the rear workshop.

Concerns re: Rebuilding of Garage / Workshop

Firstly, I am concerned that the workshop may not be rebuilt within the existing footprint (as this isn't express within the plans although "rebuilding" ambiguously implies it) and may be rebuilt in a different position that may mean that the impact of the substantially higher roof will be greater than is apparent from the plans as submitted.

I would suggest respectfully that a condition to the grant of planning regarding the position that the rebuilding is to take place would provide clarity.

Secondly I am concerned as a resident that work may be undertaken on machinery in the workshop after business hours have concluded at the launderette. I note that the design statement notes the business hours for the launderette as part of the application and I wonder whether similar information might be provided in relation to putting the rear yard to work in fixing the large machinery referred to in the application.

Suggestion re: Materials - Use of Grey window frames for rear dormer windows.

The recent development at no.52 Eshton Terrace with 2 rear dormer windows to the attic has used grey window frames which, being closer to the colour of the slate roof, elegantly reduces the impact of the windows on the view of the rear elevation from the Castle Field.

Having seen the visual benefit of that material at no.52 I would suggest its use would reduce impact on the Conservation area by the installation of the dormer windows to the rear roof.

I notice that the Design Statement doesn't provide any details of the materials for the proposed new shop frontage and entrance door in section 5. The arrangement at Megan Hair on 17 Eshton Terrace that the applicants have pointed out appears to be a very positive example of how this development might go forward if the planning application is allowed. The materials and colour scheme used will be crucial in this and I would suggest it would be helpful if these were stated or agreed within the planning process for clarity.

Factual Inaccuracies in the Design Statement

Having read carefully through the revised Design Statement I feel obliged to comment on factual inaccuracies in the Design Statement which I have set out below. I believe I have raised these in my comments on previous applications and the same points have been made again so it would be wrong of me to now withhold this information which I provided previously.

2.4

Location of site is apart from other properties along Eshton Terrace and in a more prominent position than the description of it might suggest.

The property is not in the middle of the terraced properties along Eshton Terrace that fall within the Conservation Area but is located within a separate final block of 5 properties (nos 44-52) before/adjoining the entrance to the Castle Field park. It is both part of the Conservation area and a gateway to it in a prominent position relative to the other properties along Eshton Terrace.

The rear elevations of these properties form part of the view from within the castle grounds and park which is well used both by tourists and local residents.

Being visible from the footpaths and from the centre of the playing field area of the castle grounds the site of the development is in a particularly prominent position relative to properties farther down the terrace bordering the skate park area of the castle grounds area.

2.4.

Characterisation of the lane providing access to the rear of the properties at nos. 44-52 as a "rear street" is misleading.

There is not a "rear street" at the property but rather as later stated "an unadopted rear track". The vehicle access which runs alongside no. 44 and then along the back of each of the properties rear yards is subject to mutual rights for the residents of numbers 44-52 to pass along it with each owning the area corresponding to their rear yard. With the height of the walls between the rear yards and the boundary to the Castle Field / park these are currently private back gardens well kept and enjoyed by residents.

2.5

No significant "variety of ... heights" of existing outbuildings at the site as claimed

There are not variations in the height of the outbuildings between numbers 44-52. These were all constructed as external garages, separate from the dwelling house, large enough to park a family car and are/were similar in form to the diagram showing the existing form of the outbuilding at the Applicants' property at no.46.

This applies to the garages at no.44 and no.46 and the car port structure at no52. Neither no.48 nor 50 has a permanent outbuilding. There is evidence of the roof line of the external garage previously standing at no.48 with a course of bricks left atop the stone/rubble yard wall at the property which was demolished in 2008. None of those outbuildings have a pitched roof that protrudes significantly above the walls between the rear yards and those outbuildings have not had a significant impact on the view of the rear.

2.7

Incomplete quotation of Clitheroe Conservation Area Appraisal

Paragraph 2.7 appears to invite the conclusion that the authors of the appraisal considered that Eshton Terrace may have been “adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded” however the appraisal refers to a number of buildings and the sentence actually concludes “they are excluded however there are few of these within Clitheroe Conservation Area.”

3.1 / 3.2 Existing outbuilding is not a “timber-clad” unit.

The existing external garage/outbuilding is built with brick and has an all-but flat corrugated roof. It has timber double doors but hasn’t been clad in timber on any of the walls since 2007 if indeed ever.

No reasons are given as to why a pitched roof is necessary if the building is re-built. If the footprint and/or position of the building are to move then this information should be provided.

3.2 The rear yard is not “littered with equipment in need of repair”.

The rear yard is not littered with equipment in need of repair. Work has been done to the garage / workshop which appears to be in use.

