

PLANNING

29 MAR 2021

Ref. Ribble Valley Borough Council Planning Application No. 3/2021/0237

ATTENTION OF

Dear Sirs,

I wish to make a number of comments regarding the proposed development of 3 Moor Field as outlined in the document No. 3/2021/0237.

In 2012 a similar development was proposed for 14 Moor Field, ref Planning Application 3/2012/0275. The initial application was refused.

I feel that concerns expressed by RVBC Planning department at that time are still applicable, and I think some, if not all, are still relevant.

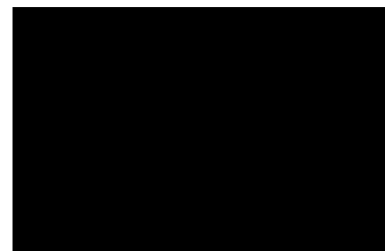
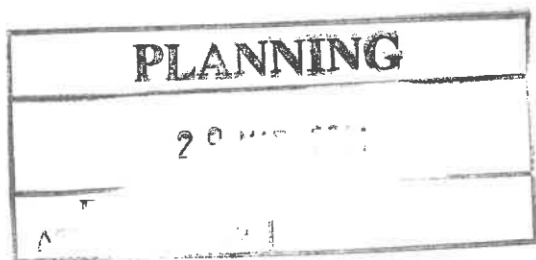
The extract below is taken from that document.

'With regards to the design of the scheme, paragraph 60 of the NPPF notes that 'Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.' Paragraph 64 continues noting that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

From a local plan policy point of view, the Council's SPG 'Extensions and Alterations to Dwellings' states that 'there should be a good visual relationship between the original dwelling and any other subsequent additions, and as a general rule any extension should not dominate the original house. Extensions should respect the proportion, form and detailing of the original dwelling'. Policy G1 of the Ribble Valley Districtwide Local Plan states that 'development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature' and that 'particular emphasis will be placed on visual appearance', and Policy H10 of the same plan states 'proposals to extend or alter existing residential properties within the plan area will be considered on the basis of the scale, design and massing of the proposal in relation to the surrounding area'.

The properties of Moor Field and Moor Edge do include a few 'traditional' two-storey houses (the majority built in the early 1960's). However, the vast majority are mainly detached 'true' bungalows. This is in keeping with the estate layout and currently offers a visually pleasing arrangement within the street scene. The proposal for 3 Moor Field would result in a property that would prove incongruous and dominate the street scene and not reflect in scale, size or design the character of the traditional true bungalows that are a typical feature of this residential estate and which surround the applicants property.

Yours faithfully



25 March 2021.

Dear Mr. Taylor.

Planning Application N<sup>o</sup> 3/2021/0237

Thank you for your statutory consultation letter dated 9th March 2021, relating to proposed development at 3 Moor Field, Whalley. We object to the proposed development for the following reasons.

1. The proximity of the development to our dwelling at [redacted] with a raised roof line of 1.225 metres will make an incongruous visual street scene, not in keeping with the existing estate, contrary to policy DMG1 of the adopted Core Strategy.
2. Whilst the Planning officer may intimate that the estate as a whole has a number of true two storey dwellings (we understand these were constructed at the time the estate was developed) they are positioned on the periphery of the estate and are well balanced with other styles of construction. We therefore challenge the view that a precedent has already been established for additional conversions of this type and refer the officer to application 3/2012/0276 at 14 Moor Field, which was refused for a similar conversion to this proposed development. Eventually a revised scheme was approved that makes no architectural contribution to the surrounding locality.
3. The abundance of new larger property within the local area is unquestionable and the proposed development will further erode the stock of bungalows, further depleting the availability of mixed accommodation.

- 4 The proposed development creates 'overlooking issues' both on the estate and the properties on Milton Road and clearly ignores more intuitive conversions that could be achieved with a more sensitive architectural conversion.

We therefore object most strongly to this unnecessary and imposing proposal  
yours sincerely,

