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13th January 2023

Our Reference: 23-1475

Dear Sir/Madam,

REMOVAL OF CONDITION 3 ATTACHED TO OUTLINE PLANNING CONSENT (APPLICATION REFERENCE: 3/2019/0907) FOR THE ERECTION OF ONE NEW DWELLING AND ASSOCIATED WORKS WITH ACCESS APPLIED FOR AND THE VARIATION OF CONDITION 1 ATTACHED TO RESERVED MATTERS CONSENT (APPLICATION REFERENCE: 3/2020/0803) FOR THE APPROVAL OF ALL RESERVED MATTERS INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE PLANNING PERMISSION 3/2019/0907 FOR ONE NEW DWELLING AND ASSOCIATED WORKS TO ALLOW THE EXISTING PROPERTY TO OPERATE AS A TWO-STOREY DWELLING AT LAND EAST OF CLITHEROE ROAD, BARROW, BB7 9AQ

PWA Planning, on behalf of Mr. Reilly of Reilly Developments, have today submitted two applications in relation to the land east of Clitheroe Road, Barrow, BB7 9AQ. The first application seeks to remove condition 3 attached to the outline planning permission 3/2019/0907 for the erection of one dwelling, which limits the dwelling having more than a single storey. The second application seeks to vary the approved plans outlined in condition 1 attached to the subsequent reserved matters application 3/2020/0803.

It is proposed to remove condition 3 of the outline planning permission for the erection of the dwelling which relates to the property not exceeding more than a single storey. The condition reads as follows:

The height of the dwelling proposed in any subsequent reserved matters application(s) pursuant to this consent shall not exceed one storey in height.

The reserved matters application that was submitted comprised a single storey dwelling that was considered to be acceptable by Officers and also complied with the provisions of condition 3 of the outline consent. However, as the property has been built out the decision has been made that the property could operate as a two storey dwelling without the need for much modification to the building that was approved at reserved matters.

We are proposing to revise the plans that were approved as part of the reserved matters permission and were detailed as approved plans in condition 1 of the permission. The condition reads as follows:

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:





Location Plan 1305-PL01A
Existing Site Layout 1305-PL02A
Proposed Site Layout (1305-PL03D) amended 14.01.2021
Floor Plans 1305-PL04B
Elevations 1305-PL05B
Landscaping Plan (1305-PL08B) amended 15.01.2021
Ecology Plan (1305-PL09C) amended 15.01.2021

It is proposed that the following plans are revised to relate to the plans submitted with this application. The proposed variation to the condition has been detailed below:

Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan 1305-PL01A
Existing Site Layout 1305-PL02A
Proposed Site Layout 1305-PL14A
Floor Plans 1305-PL16
Elevations 1305-PL15
Landscaping Plan (1305-PL08B) amended 15.01.2021
Ecology Plan (1305-PL09C) amended 15.01.2021

The only amendments made to the property to allow it to function as a two-storey dwelling are:

- The addition of 4no. velux windows in the pitched roof, 2no. located to the front and 2no. located to the rear.
- The addition of 1no. window on the side elevation of the property to allow natural light into a second storey bedroom.
- Introduction of a staircase at ground floor and the introduction of a second floor.

As such, there are minimal changes proposed to the property, including no changes to the height of the building and most of the work is internal. The only external changes relate to the addition of 4no. velux windows in the roof and the addition of 1no. window on the side elevation of the property. The addition of the windows would allow for natural light into the property without having any negative impacts on the amenity of neighbours as it would not result in overlooking or impacts on privacy due to the location of the windows and the location of windows in nearby properties, including no. 112 Clitheroe Road which is located opposite the site, however the only window on the adjacent elevation is a very small bathroom window that is fitted with obscured glazing and as such, it is not considered that any of the additional fenestration would have any impact on amenity of the dwelling.

The Officer's Report for the outline application stated "*There is a requirement to consider the potential impact of the development of the amenity of neighbouring residents. The proposal is for the erection of a single storey bungalow and there would be a conditional requirement, should consent be granted, that the dwelling provides*



only single storey living accommodation.” However the Officer doesn’t go on to state why there is a need for the dwelling to be single storey, and actually provides reasonable justification in point 5.4.2 and 5.4.3 of the report as to why the dwelling wouldn’t impact upon the amenity of any neighbouring residents.

At reserved matters stage, the scheme presented was considered acceptable by Officers and as the proposed amendments are minor in nature, namely the addition of 5no. new windows, four of which are additional rooflights, it is not considered that there is any reason that the revisions to the scheme should not be supported.

The building footprint and height will remain the same, and there will simply be the addition of a first floor to allow additional living space. The additional windows will improve the level of natural light that is received in the first floor bedrooms, ensuring good quality accommodation.

As the proposal simply seeks amendments to the internal layout and the introduction of 5no. windows, it is considered that the scheme comprises a minor amendment to the application and as such, is applied for under Section 73 of the Town and Country Planning Act 1990.

It is considered that the scheme proposed under this Section 73 application still accords with Policies DS2, DMG1, DMH3 of the Ribble Valley Core Strategy and the provisions of the National Planning Policy Framework. The proposal makes minor alterations to the existing property to ensure good quality accommodation, making efficient use of the internal layout.

We respectfully request that condition 3 of planning permission 3/2019/0907 is removed from the decision notice and that condition 1 of permission 3/2020/0803 is varied to refer to the updated plans as set out in this letter. We also request that the LPA keep in contact whilst processing the applications with any further information that might be required at the earliest opportunity, in advance of any decision.

I trust that you will find the application to be in order but if you have any problems, or should you require any clarification or additional information, please do not hesitate to contact me using the contact details provided within the application submission. I look forward to confirmation that the applications have been made valid.

Yours faithfully,

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