

CJM/DB/2563-03/LPA

17 August, 2016

Mr Chris Sowerby  
South Ribble Borough Council  
Civic Centre  
West Paddock  
Leyland  
PR25 1DH

Dear Mr Sowerby

**DESCRIPTION: Erection of 12 Dwellings and Associated Garages together with Access following Demolition of Existing Garage at 64 Fossdale Moss.**

**LOCATION: Land to the rear of 60-64 Fossdale Moss, Moss Side, Leyland**

I refer to the above matter and our recent site meeting.

This letter is to be read alongside the Planning, Design and Access Statement which has already been submitted to the Council and its purpose is to add further weight to the justification for the granting of planning permission for the proposed 12 dwellings.

Lancashire County Council (LCC) Highways have raised no technical objections to the planning application and this has been the positive result of extensive pre-application discussions with them over a number of months.

In terms of impact on residential amenity by virtue of the new proposed access created with the removal of the garage of 64 Fossdale Moss – a potential concern raised by the Council – this is not considered to be a issue for the reasons set out below.

LCC Highways have formally confirmed that the highway network will be able to cope with the increase in traffic that the proposed 12 dwellings will create. They have also confirmed that the proposed access road is acceptable and suitable for both vehicle users and pedestrians. In addition to this, the section of Fossdale Moss off which the new access is proposed (the cul-de-sac) is laid out in a way which ensures that no existing residents will have their residential amenity harmed by the 'new' traffic associated with the proposed houses, such is the relatively short distance that any vehicles will have to travel before entering the proposed development site between 62 and 64 Fossdale Moss. If the Council are still concerned about impact on amenity then they need to specify which houses are at risk and why they are at risk.

#### Partners

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It is also highly relevant that 12 houses will not create a constant stream of traffic throughout the day nor will there be any congestion and this has been recognised by LCC Highways with their support of the scheme. During our site meeting on a Monday morning, we saw minimal traffic movement within the existing housing development and this is expected to be the same situation outside of peak hours even if the 12 houses are erected.

Potential overlooking/loss of privacy issues have been addressed by the following:

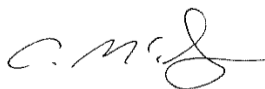
- Removal of existing laurel bush hedge located on the service verge outside No.68 Fossdale Moss and replacing it with a 1.75m boundary treatment (dwarf wall with timber panels on top). This has been agreed with the occupants of No.68;
- Windows and door of No.64 facing the proposed access road are to be removed and relocated. The windows replaced with velux rooflights and the door moved to the rear elevation. As above, this has been agreed with the occupants of No.64.

With regard to the design of the proposed dwellings – these are all considered to be of an appearance, size and scale perfectly acceptable on the application site. Even though the dwellings will not be clearly visible from the existing highway, their design will not be incongruous given the house types that already exist in close proximity to the site. So it would make no difference if the proposed houses were clearly visible once built such is the high quality and suitability of their character and appearance.

To conclude, after the amendments that have been made during the application process it is respectfully suggested that the Council now have in front of them a high quality scheme which should be supported with a recommendation for approval. If the Council continues to have concerns over amenity issues then we have to be told in detail what exactly these concerns relate to and which houses are considered to be under threat. If we do not know this we cannot address these matters any further than we already have.

I look forward to hearing from you.

Yours sincerely



**Christie J McDonald** MTCP, MRTPI

Encs

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