

Sharon Craig

From: info@sabdenparish.org.uk
Sent: 12 September 2019 09:15
To: planning
Subject: Application 320190725 6 Stubbins Lane, Sabden

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Dear. Mr. Birkett,

Planning Application 3/2019/0725 Demolition of existing single-storey dwelling and construction of one new, two-storey, three-bedroom replacement dwelling. (Resubmission of application 3/2019/0235) at 6 Stubbins Lane, Sabden

Sabden Parish council object to the proposal for the following reasons :

1. The proposed dwelling is within close proximity to No.4 Stubbins Lane will have an overbearing impact on this property. The parish council find it difficult to understand why the building is so close to the boundary retaining wall when the plot is substantial.

2. A two storey dwelling at this location will be detrimental to the existing street scene .

The properties at the lower end of stubbins Lane -upto No4 - are two storey, but there is a steeper incline from No4 to No6 - hence a retaining wall of 2.5m between these properties. Hereafter the incline is more gradual and the properties from this point are bungalows.

3. There is a substantial difference in ground levels between No4 & No6 Stubbins Lane and as such there is a dry stone retaining wall approx 2.5m in height between the two properties. The close proximity of the proposed new dwelling to the boundary wall - approx.1m at one end and 2m from the other will impact on the integrity of the wall, which the parish council believe was built circa 18th century. There is already some distress to the wall and that is before any building works have taken place.

4. The plans show a large balcony on the first floor of the house which overlooks the bungalow at 10 Alston Close. It is also questionable about the benefits of a balcony on this elevation as there is little or no view.

Currently there is a 7m high hedge between the site of the proposal and 10 Alston Close but the proposal seeks to plant a low growing dense hedge which will increase the view from the proposed 2 storey property and increase the ability to overlook No10 Alston Close.

5. The parking layout is very limited and it is questionable if 2 reasonable sized vehicles would fit in the parking space allocated.

6. The parish council is curious as to the reasons for fencing off half the site and why the proposed property is being built on one half of the site and that no provision has been made for a garage and only limited parking provision has been made.

7. Sabden is a Tier 2 parish and as a consequence has limitations on building and the parish council understood that a replacement property - like for like - is permitted. However this proposal seeks to build a 2 storey house which is a replacement of the existing bungalow - surely this contravenes the policy.

The existing property is unoccupied and derelict and has been for a number of years and the site has been overgrown until recently, when some clearance works took place including the felling of a copper beech tree. On occasions the police have been called to deal with trespass/intrusion, so the parish council would be happy to see an appropriate development on this site which is sympathetic to the area but believe a two storey property at this location is not appropriate and therefore urge RVBC to refuse this application.

A M Whitwell

Clerk

Sabden Parish Council