

Rebecca Bowers

From: Planning
Sent: 21 October 2020 09:40
To: Rebecca Bowers
Subject: FW: Please confirm receipt of this : Application No 3/2020/0738 - OBJECTIONS

Lynne Calver

PA – Chief Executive

From: [REDACTED]
Sent: 20 October 2020 18:55
To: Planning <planning@ribblevalley.gov.uk>
Subject: Re: Please confirm receipt of this : Application No 3/2020/0738 - OBJECTIONS

On Thu, 15 Oct 2020, 17:24 Liz Stafford, <lizstafford14@gmail.com> wrote:

From :
[REDACTED]
57, Hillcrest Rd
Langho
BB68EN
[REDACTED]

Objections to planning application 63, Hillcrest Rd. Langho, BB68EN

1. The size of the proposed development is proportionally too large for it's neighbourhood which is a small cul-de-sac with mainly semi-detached single storey bungalows. There are semi-detached single storey bungalows on either side. The proposed development would be totally incongruent within it's environment,
Previous owners of 63, Hillcrest Rd have already raised the height of the building by at least 5 bricks, so the proposed very large dormers (going up to almost the top of the apex) would be more dominating than ever.
2. The character of the neighbourhood is small single storey bungalows in a small cul-de-sac within leafy garden environments. The proposed development would change/spoil completely the character of the neighbourhood creating a solid wall block.
3. If a building of this type and size were to be allowed then it would set a precedent for others to follow, encouraging larger houses and families, therefore more cars. This small cul-de-sac and road is too small for any more additional parking. There are already problems with parking and access because some residents have two cars in properties designed to have only one car. This would increase hazards and road safety. The cul-de-sac neighbourhood consists of elderly people and recently young children.
The property is right at the end/corner of the cul-de-sac which is difficult already for access to council (bins), ambulances, online deliveries, etc.
4. Similar types of planning applications in this neighbourhood have been recently turned down on similar grounds. It would not make sense for this to be an exception.
5. One large (proposed) dormer window would overshadow it's neighbour at 65, Hillcrest Rd.

I would strongly recommend a site visit to appreciate the situation fully.

Please would you confirm receipt of my response and that it will be put onto your planning objection website. I originally sent this response via your website but it was not saved or retained nor did it reach you at all.

Thank you.





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Rebecca Bowers

From: Planning
Sent: 21 October 2020 09:39
To: Rebecca Bowers
Subject: FW: Planning application No3 /2020/0738

Lynne Calver

PA – Chief Executive

From: [REDACTED]
Sent: 20 October 2020 17:37
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning application No3 /2020/0738

The proposed development is sited at the far corner of a quiet cul de sac - access and parking is very poor.

The cul de sac consists of six semi detached and two detached bungalows. All of them well cared for with beautifully kept gardens. None of them have a dormer which can be seen from the front or side. I feel that this proposed development would not 'fit' into the environment and would set a precedent. Other proposed developments have been turned down for this reason.

The size of the proposed development would overshadow number 65. There are two windows at the side of 65 and the dormers would block the light.

The bedrooms of the proposed development would also focus directly into these two rooms affecting privacy.

I have been told by the previous owners that the height of the house had to be raised by five bricks when they added a dormer. This would make the proposed development even higher and stand out more.

DMG1 and DMH5 policies - the scale and design would appear disproportionate and would not fit into the character and visual amenities of the area.

The size of the dormers would appear bulky and incongruous and harm the appearance of the cul de sac.

Regards

[REDACTED]y

