



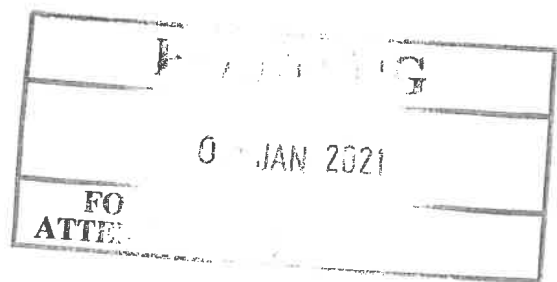
Waddington Road  
Clitheroe



Stephen Kilmartin  
Planning Department  
Ribble Valley Borough Council

21 December 2020

**Re: Planning application number: 3/2020/ 1015**



Dear Mr Kilmartin

We have the following comments about planning application number **3/2020/1015** - to erect a single story detached two-bedroom house at the end of the rear garden of Inglemead, Waddington Road, Clitheroe BB7 2HN with access from Hawthorne Place.

Inglemead is the semi-detached house directly attached to our property and whose garden directly abuts onto our garden.

Style of building

Although we appreciate that the applicant may be wishing to use mixed materials for the building as a feature, this is not in keeping with surrounding dwellings which are in a traditional style. We would suggest all the building is of coursed stone.

Whilst we appreciate the ecological benefits of the flat sedum roof and the fact that this is low and expected to be hidden behind the higher wall, again this is not in keeping with surrounding property styles and would appear more in keeping if it has a slightly pitched roof in slate. The sedum roof is a minor gesture compared to the loss of flora and fauna caused by building's erection.

Inglemead and its semi-detached neighbouring property Riversdale are mentioned in local historical records (e.g., Historical Clitheroe- Between the Bridges- Waddington Road Area- Robert Jones 2000) as substantial Victorian properties of local interest and therefore any building work undertaken in their vicinity should be sympathetic to the style in which they were built, as if it was meant to be there.

The zinc type roof (grey standing- seamsheet metal) is not at all in keeping with surrounding properties or Inglemead and would stand out as such. The roof should be made of slate.

One appreciates that the manufacture of zinc may be more environmentally friendly than other metals, but a reclaimed slate roof would be more so and would also be a more natural material, as is fitting for the age and style of the surrounding properties. Other properties' outbuildings and garden buildings are made of a variety of materials including wood, brick and stone. It is suggested (design brief 2.1) that the design proposal takes its inspiration from the local vernacular of other single storey outbuildings and garages along the service lane. This is a dwelling not a garden building. It is notable that no other property or outbuilding locally has a zinc roof.

The height of the rear gable part of the building appears to be unnecessarily high for a single storey building. We are concerned that an unusually high single storey building (over 4.2m) could later be converted to 2 storey accommodation. We note that pre application comments from Adam Birkett 2.9.2020 Ref RV/2020/ENQ/00064 suggesting that a single storey building is preferred are not attached as described in the application form. We have requested sight of these comments. However, if this is not possible, we would like assurance that there would be no opportunity to make this into a two-storey building which ultimately would compromise privacy.

If the pitch height of 4.7m could be reduced, which would still maintain appropriate rainwater fall off, the building would be less obtrusive. The design and access statement says that the height is not dissimilar to other single storey structures locally. We would disagree and suggest that the height of the building should not exceed the height of other single storey structures surrounding it. Currently the height shown on the plans does.

The close boarded long wooden fence dividing the garden from Inglemead is not particularly attractive from any aspect and we would suggest that the walled Victorian garden theme is maintained. If this barrier is to be erected, it should be constructed of coursed or random stone with appropriate planting on either side. A close boarded high fence of 14.7m length would be an unpleasant view from our garden and our upstairs windows and those of neighbouring properties. The height of the fence is not clear in the drawings, but we would need assurance that the fence is of a legally acceptable height. If any hedging is planted, we would ask that it not be coniferous as this, although cheap and fast growing is unsightly and difficult to control in the long term.

### Light

As mentioned previously, the height of the pitched part of the building should be reduced and this, then, would fall in line with the height of other pitched rooves on the access service road and will be less intrusive and would also allow more light to surrounding properties' gardens.

The building would cast shadow on the greenhouse in the garden of Riversdale. The greenhouse is clearly shown on the photographs entitled 'Northern corner of garden' and 'North East of garden', very close to the border garden wall with Inglemead. Although the intention is for the design to offer privacy, the suggestion of trees being planted close to the border of Riversdale would further reduce this light. Privacy would not be assured in any case as the outside rear social area of the suggested property is very small and less than 5m

from the rear wall of the property to the boundary garden wall. This close proximity together with the height of the building, by calculation will also offer unwelcome shade. The design is unacceptable to the highways at 5m for parking space length at the front of the property and 5.5-6m is recommended which would mean moving the house a further 0.5-1m backwards reducing the rear space even further and encroaching more on privacy and light for the neighbouring property's greenhouse and garden.

#### Loss of amenity

The design and access statement section 1.1 suggests that the house would be built on a 'relatively level disused area of garden'. We would like to point out that prior to the applicant's recent purchase of Inglemead, this was a productive fruit and vegetable garden which was a source of visual amenity from upstairs windows of surrounding properties and whose residents benefitted from its produce. This is also the case with the apple tree which is at least 30 years old and continues to be very productive.

We would therefore suggest that building on this garden would in fact be a loss of amenity to local residents.

We feel that buying properties with large gardens and building houses within their boundary sets a precedent in the town which ultimately destroys the town's character and history and should be discouraged.

#### Ecological survey (Ref: Section 12 of application)

It is noted that the survey shows no evidence of bat roost in the existing garage and that bat foraging potential is suggested to be low to moderate. The survey was carried out in the daytime. If this had been carried out at dusk, then much bat foraging activity in the garden and surrounding gardens would have been witnessed. It should be determined where these bats are in fact roosting and if building work is likely to affect their habitat and flight paths. We would suggest that although the current garage may not be suitable for roosting, bat activity is classified as 'High- site is close to and connected to known roosts'. We welcome the suggestion that bat boxes should be installed and have considered this ourselves in our own garden due to high level bat activity but if building here would deter bats then this is counterproductive.

#### Water supply and drainage

These should be sited so as not to reduce water pressure to neighbouring properties or affect the capability of drainage pipes. Inglemead and Riversdale share a water main.

#### Access and comments on Highways report

Does the site have any existing parking spaces? Will the site add or remove any parking spaces? (Section 9 of application) The answer should be yes. There is parking in the current garage. Residents on Hawthorne Place will see a reduction of on street parking spaces available to them in an already congested parking situation where outside working hours, cars are parked on both sides of the narrow street. This already often results in difficulty accessing the rear service lane to Inglemead, Riversdale and neighbouring properties. The

houses opposite the garden wall bordering Hawthorne Place do not have any off-street parking. This is a cul de sac and therefore children do play outside here. Increasing traffic especially a car trying to turn in to a drive or reverse out would increase risk to pedestrians. In fact, this has been mentioned by the highways survey where it is stated that the opening of the driveway is too narrow and the walls too high to give safe visibility. It states that the design is unacceptable in this regard. Lowering the walls and widening the drive is recommended. This would then be contrary to the design brief's insistence of the building being secluded and hidden by high walls. The lowering of the walls would make the structure more visible to the residents of Hawthorne Place and therefore should be built in materials more aesthetic to the area.

Any construction would be fraught with difficulty due to the service lane behind the property being needed by residents along Waddington Road, Eastham Street and Hawthorne Place for garage access. Construction vehicles would not be able to stop there. They could also not stop on Hawthorne Place without blocking the highway or removing parking places for Hawthorne Place residents.

#### In summary

The proposed building in its current design proposal:

- Would not be in keeping with the style of surrounding dwellings in this historic part of Clitheroe.
- Would reduce light and privacy to its neighbouring property's garden.
- Sets a precedent for altering the character of the area by giving up historic properties' gardens to the building of new housing.
- Has potentially ecological effects and loss of amenity to local residents.
- Will affect access for Hawthorne Place residents.
- Will produce long term difficulty with regard to access to the service lane.

We would be grateful if our comments and our suggestions for improvement could be noted when this application is considered.

Yours sincerely

