





27th January, 2021

Planning Department,
Ribbles Valley Borough Council,
Council Offices
Church Walk,
Clitheroe. BB7 2RA

Applicant: Dunkenhalgh Estate
Application No: 3/2020/1103
Grid Ref: 370978 433702
Proposal: Proposed Replacement Dwelling
Location: Overdale York Lane Langho BB6 8DT

5.8: "Located slightly further back":

Please be more specific. HOW far back will the new building be, in line with Petre View, next door?
This is not clear from the plans.

5.8: The height increase will be "mitigated" by the drop in levels:

Please be more specific about The ACTUAL finished height. It is hard to see this from your plans.
Is it the same height as the middle section of its neighbour, Petre View?
Please appreciate that the "magnificent view" is our view, as well.

5.18 a similar materials palette"

Please confirm that the stone and lintels will be in a similar PALE palette, to blend in with the cottages opposite. "Local" stone can also be darker and varied shades.

I am grateful for the efforts being made to try to make sure that the dwelling will complement the existing neighbouring dwellings. However, the points raised are of concern.

Yours faithfully,



PS I am not sure if my online comments reached you, so have sent this letter as well.