

From: webmaster@ribblevalley.gov.uk
Sent: 17 January 2021 15:36
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 23488
Form: Planning Application Comments Form
Completed: 17/01/2021 15:35:31
Status: Pending

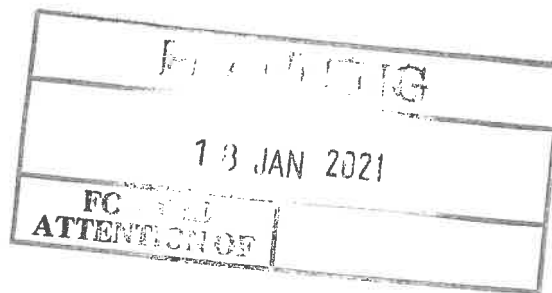
SAME ADDRESS
COUNTS AS
1 OBJECTION

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: BB12 7RH
refNo: 3/2021/0011
addDev: Land between 34-40 George Lane Read BB12 7RH



comments:

Planning Application 3/2021/0011 Land between 34-40 George Lane I wish to OBJECT to the above planning application as it has significantly changed since the outline planning application (3/2019/0927) was approved with conditions 21/02/2020. The site now breaches the village boundary line and enters into Hammond Ground, which I am sure you know has a long planning history attached to it. A precedent should not be set regarding infringement of these newly adopted boundary lines for the sake of extra garden. The officer reports on the approved outline plan made note of how special attention should be given to the boundary of Hammond Ground. The rear of this site juts out from all the other properties along George Lane for no apparent reason other than exreto adapt to the new orientation & site of the house, which will now have numerous windows overlooking the gardens of house numbers 30-40 George Lane. [REDACTED]

From: webmaster@ribblevalley.gov.uk
Sent: 17 January 2021 15:11
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FORM DETAILS

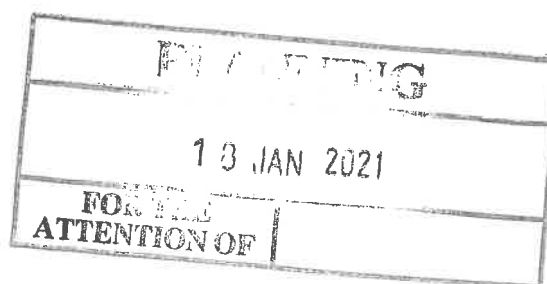
Web Ref No: 23487
Form: Planning Application Comments Form
Completed: 17/01/2021 15:11:28
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2021/0011
addDev: Between 34 and 40 George Lane Read



comments: The area of the site plan on this application is not the same as the smaller proposal site plan which is a condition of the permission granted on application 3/2019/0927. The site area has now reverted back to the larger site plan on the original application. There are two issues with this. 1. The site area now clearly juts out beyond the settlement boundary into Hammond Ground as defined by the proposals map for the Districtwide Local Plan. The Districtwide Local Plan draws a straight line between the rear boundaries of numbers 34 and 40. 2. Because of the increased depth of the site, the house sits further back from George Lane and is much larger in size. It also differs in orientation to 3/2019/0927 and has a first floor balcony view across the rear gardens of 34,32 and possibly 30, which was not on the outline planning permission which affects the privacy of the neighbours. It is in line with the rear elevation of number 40 George Lane but is beyond the rear of number 34 allowing this view. This could be simply remedied by pushing the house towards George Lane. Other issues are:- 1. The proposed site plan appears to be wrong. The trees on the left hand side of the plan are actually within 34 George Lane. The description says "existing planted border". This doesn't exist. There is nothing in the brief Design Statement mentioning any planting scheme and the trees on the plan are not as plentiful as the drawn up on this site plan. There is a clear view across the rear gardens of the neighbouring properties. 2. The Design Statement mentions submission to Burnley Borough Council which suggests that this was drawn up quickly and not checked. 2. There is no description of how the rear boundary of the site will be landscaped with Hammond Ground as requested in point 3 of the grant of the outline planning permission in 3/2019/0927

From: webmaster@ribblevalley.gov.uk
Sent: 17 January 2021 15:08
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

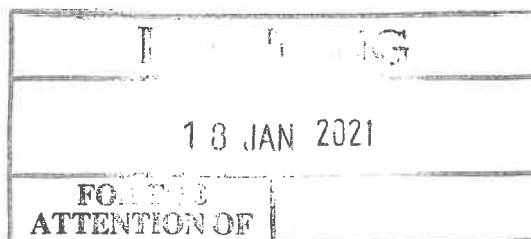
Web Ref No: 23486
Form: Planning Application Comments Form
Completed: 17/01/2021 15:08:06
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:
LastName:
firstName:
numberName:
postAddress:
postCode:
refNo: 3/2021/0011
addDev: Between 34 and 40 George Lane, Read



comments:

The area of the site plan on this application is not the same as the smaller proposal site plan which is a condition of the permission granted on application 3/2019/027. The site area has now reverted back to the larger site plan on the original application. There are two issues with this. 1. The site area now clearly juts out beyond the settlement boundary into Hammond Ground as defined by the proposals map for the Districtwide Local Plan. The Districtwide Local Plan draws a straight line between the rear boundaries of numbers 34 and 40. 2. Because of the increased depth of the site, the house sits further back from George Lane and is much larger in size. It also differs in orientation to 3/2019/027 and has a first floor balcony view across the rear gardens of 34,32 and possibly 30, which was not on the outline planning permission which affects the privacy of the neighbours. It is in line with the rear elevation of number 40 George Lane but is beyond the rear of number 34 allowing this view. This could be simply remedied by pushing the house towards George Lane. Other issues are:- 1. The proposed site plan appears to be wrong. The trees on the left hand side of the plan are actually within 34 George Lane. The description says "existing planted border". This doesn't exist. There is nothing in the brief Design Statement mentioning any planting scheme and the trees on the plan are not as plentiful as the drawn up on this site plan. There is a clear view across the rear gardens of the neighbouring properties. 2. The Design Statement mentions submission to Burnley Borough Council which suggests that this was drawn up quickly and not checked. 2. There is no description of how the rear boundary of the site will be landscaped with Hammond Ground as requested in point 3 of the grant of the outline planning permission in 3/2019/027.