


Burnley
Lancs


Mr Adam Birkett
Planning Applications
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

25th January 2021

Dear Sir

RE: Planning Application No.3/2021/011

Please take into consideration the following objections regarding the above planning application for the proposed dwelling on George Lane. We do feel that the following points need to be addressed before the planning application is accepted.

- The original outline plan permits the construction of a single dwelling and does not consent to the construction of a detached double garage as is now proposed. The newly proposed double garage will be situated very close to the roadside and isn't in keeping with the other houses adjacent to the development and further up George Lane as these all have open fronts.
- The plot on this plan extends well into Hammond Ground and is significantly larger than the approved site layout plan on the original outline application which was in line with other properties on George Lane. The situation of the original property also differs from the original application in that it is much larger and nearer the road than the neighbouring properties of 40 and 42. This means that the landscape and visual amenity will not be in keeping with the other properties on George Lane. Being closer to the road will also impede on our privacy as it will look directly on to us.
- The planning application also shows that a section of the new driveway and rear terrace will be constructed over the mains drainage easement that runs through the site which is against the United Utilities response of Oct 2019 stating that under no circumstances should anything be constructed, planted or stored on the easement width.

- Highway safety is another aspect that we would like to object to. At the point on George Lane where the proposed development will happen it is very narrow, barely wide enough for traffic travelling both ways and follows a blind bend. There are often cars parked opposite the site entrance from church visitors to visitors to No's 15,17 and 19 and coupled with this being popular with dog walkers it may become dangerous for people accessing their houses and may cause a serious accident.

We thank you for opportunity to comment on the application

Yours faithfully

Representations (object) to planning application ref: 3/2021/0011 in respect of land adjacent to 34 and 40 George Lane, Read for the following reasons:

This application represents the latest in a string of substantial yet incremental development proposals at and in the vicinity of the site. It is notable that the site benefits from outline planning permission for residential development for a single dwelling on a reduced site area than that currently proposed in the application under consideration. A site area that was reduced only in light of comments raised at the time of determination. As per comments below, the current application proposes a substantially larger form of built development on a larger site area than permitted under the scope of the outline.

1. The outline consent permits development substantially in accordance with the (revised) location plan and site layout plans i.e.
1103-05 A - Location Plan (received 15/01/2020)
1103-02 B - Site Layout Plan (received 15/01/2020).

The application for detailed consent relates to a larger area and is not as shown on the approved site layout plan but instead reflects the original site layout plan which was submitted with the outline application. This was revised following representations from the adjoining owners regarding the extent of the site and in particular the line of the western boundary. The site now extends into the Hammond Ground site (which as evidenced by earlier planning refusals is not considered suitable for development) and thus the proposed development would impinge upon the historic parkland of Read Hall.

2. The dwelling house shown on the site location plan submitted with the outline application is set well back from George Lane and is positioned in line with the neighbouring properties and appears to 'complete the ribbon of development' as per the planning officer's report dated 6 February 2020 paragraph 5.4.7. The dwelling house shown on the proposed site plan submitted with the detailed application is sited significantly closer to the road than the neighbouring properties at 40 and 42 George Lane and is also set at an angle as opposed to being parallel to the road in conformity with the neighbouring properties and those on the other side of the road, which means that far from 'completing the ribbon' it will stand out like a sore thumb. This will have a negative impact on George Lane contrary to Policy DMG2 of the Core Strategy which states:

DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT (emphasis added)

3. The outline consent permits the construction of one new dwelling and does not consent to the construction of a detached double garage as is now proposed. The proposed location of the double garage at the front of the dwelling and adjacent to George Lane is inappropriate and is not in keeping with the surrounding properties on the upper part of George Lane, all of which have open frontages/gardens with buildings being set well set back from the road. The form and scale of development proposed and its relationship with the existing dwellings on George Lane is one which represents an overbearing and generally un-neighbourly form of development with likely adverse visual impact and overbearing presence leading to loss of amenity. See also comments above regarding Policy DMG2 of the Core Strategy.

It can be seen from the location plan that numbers 34 and 32 George Lane do have garages at the front/adjacent to George Lane but these garages are situated behind high stone walls with hedges above them and also are located further down George Lane (just below the Vicarage) where the road is generally more built up. After the Vicarage the properties are much more open and the feel of the road is very different. Also the Barn towards the top of George Lane can be seen to have a building in front of the dwelling adjacent to George Lane but this is an old stone built farm building which is in keeping with the area and actually enhances the landscape which a new build double garage would not. Whilst the principle of development has been established by the outline permission (on a smaller footprint) the development should be in keeping with the surrounding residential properties.

4. Part of the driveway and also part of the rear terrace appear to be constructed over the mains drainage easement running through the site. This is at odds with the response from United Utilities dated 30 October 2019 in respect of the outline permission which states 'under no circumstances should anything be stored, planted or erected on the easement width'. In the absence of United Utilities being properly consulted on this application and the imposition of appropriate conditions required, any decision to grant planning permission would be unlawful.

5. George Lane is an unclassified highway with barely sufficient width for two cars to pass in the vicinity of the development site. The road is popular with walkers, a number of whom park their cars on the road which causes congestion and makes it even more difficult for traffic to pass. The road has become increasingly busy in recent years as commuters seek to avoid the heavily congested A671 (Whalley Road) a situation which will not be improved by the major road works which have recently commenced on the A671 at Whalley which are likely to continue for most of 2021. In view of this it is imperative that any planning consent granted for the development of this site includes appropriate conditions regarding construction traffic and equipment (including skips) which should be accommodated within the site and should not at any time be parked on George Lane. It should also be noted that the site is located immediately after a blind bend in the road and directly opposite two existing properties (15 and 17 George Lane) and accordingly parked vehicles or equipment in the vicinity of the site would be extremely hazardous for all road users and particularly for those seeking access and egress to and from 15 and 17 George Lane, which is obviously required at all times.

There are several compelling reasons why the design of the proposal is inappropriate and accordingly the development should be refused planning permission.

For the avoidance of doubt, the objections are made without prejudice to any further representations which we may advance.