

Sharon Craig

From: clerk@sabdenparish.org.uk
Sent: 03 February 2021 22:58
To: Planning
Cc: Rebecca Bowers; Cllr R Newmark
Subject: Planning application 3/2021/0032

Categories: Yellow Category

Dear Ms. Bowers,

Planning Application 3/2021/0032 Replacement of unauthorised existing flat roof with a new pitched roof over a ground floor south facing rear outrigger. At 2 Pendle St West Sabden

The parish council is very concerned that Ribble Valley has allowed an unauthorised construction to remain in situ for so long without enforcement. In the first instance, it would appear the advice was to submit a retrospective application which was subsequently refused as it was contrary to Policy DMG1, DME4 and Key Statement EN5. Ribble Valley still did not carry out any enforcement despite the unauthorised structure being a contravention of policy and permitted a re-submission some 4 months later.

The Parish council noted the resubmission- application 3/2020/0895- and was pleased the proposal was to reinstate the pitched roof which is more inkeeping within the AONB.

On reviewing the most recent resubmission the parish council would like to point out the following issues -

The plans show the fascia boards overhanging the party wall into the neighbouring property

The drainage pipes also extend into the neighbouring property.

The parish council ask Ribble Valley to consider these issues of trespass/encroachment and the impact on the neighbouring property when making its decision.

Following a decision of approval by Ribble Valley it is usual for the following condition to be set- *'the development must be begun not later than the expiration of three years beginning with the date of this permission'*. The parish council would like reassurance from Ribble Valley, if it is minded to approve this application, that due to the retrospective nature of the application and original unauthorised construction a revised condition is set reducing the time by which the work should commence but also setting a date by which the work should be completed.

As this unauthorised structure has already been in situ for almost 2yrs may we suggest work should be completed 'no later than the expiration of 3 years beginning with the date of the erection of the unauthorised structure'

In conclusion Sabden Parish Council has no objection to permission being granted to restore the original pitched, gabled roof but ask Ribble Valley to consider the issues relating to the neighbouring property, the enforcement issue and conditions set if approval is given.

Yours sincerely

A M Whitwell
Clerk
Sabden Parish Council