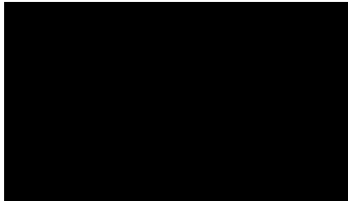
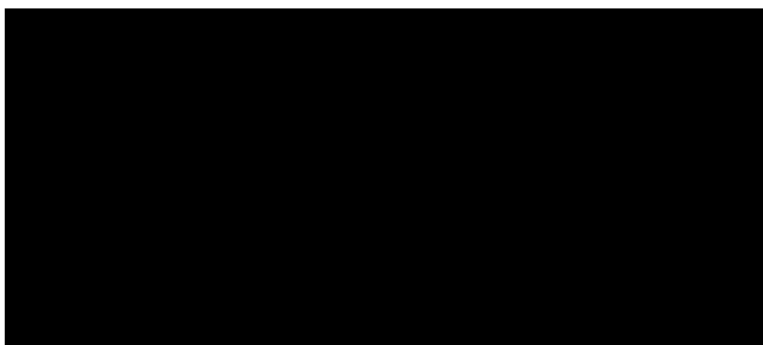


**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 12 October 2021 10:01  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - 3/2021/0898



**Is your address in Ribble Valley?:** Yes



**Locality:**

**County:** Lancashire

**uprn:** 100010587407

**usrn:** 31800760

**ward:** E05005313

**Planning Application Reference Number:** 3/2021/0898

**Address of Development:** 3 Moor Fields BB7 9SA

**Your Comments:** I am using words from the appeal decision:- No 3 is a detached single storey dormer dwelling with a flat roof single storey side garage extension. It is constructed in red brick and render with concrete roof tiles. It is in a residential area characterised by predominantly single storey dwellings, both with simple roofs and dormer extensions. Two storey dwellings are occasional. Properties are set back from the street and separated from the footway by low walls and in some cases hedgerows and shrubs. The similar sizes, styles and ages of properties results in a relatively coherent character and appearance.

I would point to the words above 'Simple' roofs and dormer extensions. This new proposal whilst reducing the height of the second story is not in keeping with the surrounding properties. This is a significant change to the property which still impacts the street scene which is characterised by properties with single storey elevations, predominantly steep roof pitches and repeating similar front dormer features, again using words from the appeal decision.

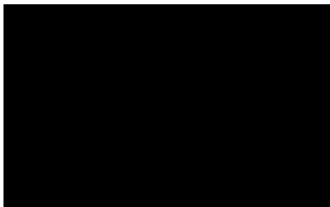
This is not an acceptable design and a major redevelopment of the bungalow. This is a significant over development.



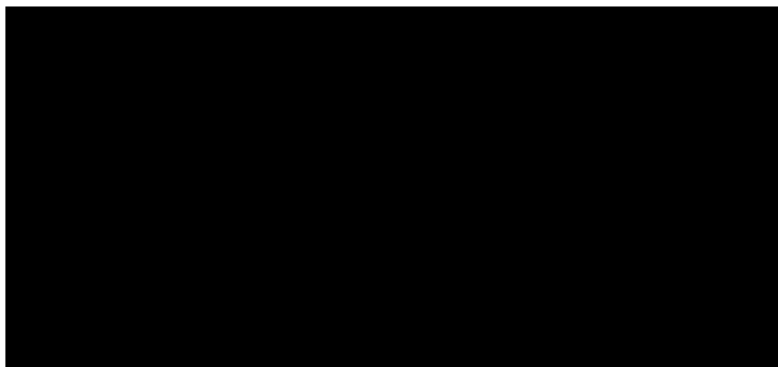
At a minimum the front elevation needs to be in keeping and sympathetic to the surrounding properties.

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 October 2021 13:42  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - 3/2021/0898

**Categories:** To Do



**Is your address in Ribble Valley?:** Yes



**Locality:**

**County:** Lancashire

**uprn:** 100010587435

**usrn:** 31800759

**ward:** E05005313

**Planning Application Reference Number:** 3/2021/0898

**Address of Development:** 3 Moor Field Whalley Clitheroe Lancs BB7 9SA

**Your Comments:** We objected to the first application mainly on the grounds of it having an adverse impact on the character of a 1960s predominately bungalow/dormer bungalow estate. Having viewed the newly submitted plans we feel that our concerns have been intensified rather than addressed. The proposal will certainly have a negative effect on the character and appearance of the Moor Field estate. The proposal looks like a two story house out of keeping with this 1960s mixed bungalow/dormer bungalow estate. Whilst subjective , we have to say it's a quite ugly proposal on its own, let alone on this coherent estate. Whilst there are four original houses on the estate they are well located so as not to influence the overall feel of this estate. Any individual house on the estate doesn't have particular architectural merit but the estate - as an example of a good 1960s development - surely does - it is well liked as proved by the short selling time of any home. and long occupancy rates.

Furthermore, many of the estates bungalows and dormer bungalows have been updated to provide better or bigger accommodation but in a style sympathetic to the estate as a whole (eg see 1 Moor Field or 8 Moor Field) . This

proposal is not sympathetic but jars badly. If allowed it would seem to allow an "anything goes" approach to the whole estate. Each dormer would be at risk of such a development. The concept of a certain period based character for this estate would be lost.

We would also like to point out here has been much building of houses within a three mile radius of the Moor Field estate offering a lot of choice for those seeking a house. Hence, there is no need for this estate to change its character. Furthermore, there is a lack both nationally and locally of bungalows and dormer bungalows. Such buildings give the vital mix of housing allowing choice e.g. for parents left after their families grow up to downsize who would otherwise go on occupying large houses to the overall cost o the community in terms of available housing.

Finally, from the diagrams it would seem that this resubmitted proposal is actually trying to come forward from the previous "building line" and is out of synch with the other properties. A needless "land grab"?

**From:** [REDACTED]  
**Sent:** 24 October 2021 09:05  
**To:** Planning  
**Subject:** Planning Application No. 3/2021/0898 - FAO Ben Taylor

 **External Email**

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FAO Ben Taylor

Planning Application NO: 3/2021/0898

Grid Ref: 372643 436871

Proposal: Proposed raised roof to dormer bungalow to create full two storey dwelling and alteration to parking arrangements. Resubmission of 3/2021/0237

Location: 3 Moor Field, Whalley, BB7 9SA

Dear Sir,

We write following receipt of consultation letter dated 5<sup>th</sup> October 2021 to strongly object and comment on the above proposed development .

This new scheme is in all respects very similar to the original scheme, now with increased two storey footprint to the front elevation bringing this building profile out by a metre. The raised roof in the new scheme( albeit not as high as the original) and this increased footprint, plus additional development to the rear, introducing windows and projected rooflines to a second storey which push the upper floor profile to the roof edge, is creating an incongruous building which dominates the existing frontage and street scene and is unacceptable.

Your policy DMG1 states any proposed development should “consider the density, layout, and relationship between buildings , **which is of major importance**. Particular emphasis will be placed on visual appearance and relationship to the surroundings, **including impact on the landscape character**, as well as the affect of development on existing amenities.” The original proposal was declined following appeal because of this consideration and this new proposal also contradicts this policy.

The proposed elevations and gable will be completely out of character with this estate and dominate the houses on either side and opposite the view of which would appear as an imposing box. The aspect looking up and down the street will be impacted by what is in effect still a proposal for an incongruous two storey house (badged up as a dormer bungalow which it clearly isn't). We have no objection per se to neighbours improving the estate and their homes, however, this should be done sympathetically and in keeping with the surroundings – this proposal does not suit this established estate.

Thank you for taking the time to consider our objection and concerns which we hope you take forward into your planning process.

Yours sincerely

21 OCT 2021

19 October 2021

FC  
ATTENTION OF

Ref. Ribble Valley Borough Council Planning Application No. 3/2021/0898

Dear Mr Taylor,

I wish to make a number of comments regarding the proposed development of 3 Moor Field as outlined in the document No. 3/2021/0898.

I raised concern about the first application (ref.3/2021/0237) and I do think that those concerns are still relevant. They are as follows:

'With regards to the design of the scheme, paragraph 60 of the NPPF notes that 'Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.' Paragraph 64 continues noting that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

From a local plan policy point of view, the Council's SPG 'Extensions and Alterations to Dwellings' states that 'there should be a good visual relationship between the original dwelling and any other subsequent additions, and as a general rule any extension should not dominate the original house. Extensions should respect the proportion, form and detailing of the original dwelling'. Policy G1 of the Ribble Valley Districtwide Local Plan states that 'development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature' and that 'particular emphasis will be placed on visual appearance', and Policy H10 of the same plan states 'proposals to extend or alter existing residential properties within the plan area will be considered on the basis of the scale, design and massing of the proposal in relation to the surrounding area'.

It appears from the architects' drawings that there is a forward projection to the front of the building, either side of the front door. The extent of this projection is not defined clearly by measurements. However, it does appear to be beyond the existing footprint of the building. Is this allowed?

Furthermore, the appearance is still that of a two-storey dwelling (a house) which within the street scene depicted stands out alone and is surrounded by true dormer bungalows.

The properties of Moor Field and Moor Edge do include a few 'traditional' two-storey houses (built in the early 1960's). However, the vast majority are mainly detached 'true' bungalows. This is in keeping with the estate layout and currently offers a visually pleasing arrangement within the street scene. The proposal for 3 Moor Field would result in a property that would prove incongruous and dominate the street scene. This would not reflect in scale, size or design the character of the traditional true bungalows that are a typical feature of this residential estate, and which surround the applicant's property.

The original application (ref.3/2021/0237) raised concerns from a great number of residents and as you are aware went to appeal. The inspector's observations and conclusion from that appeal I think are still relevant.

It was concluded that it would conflict with the aims of Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 Adopted December 2014. These require, among other things, that proposals should be sympathetic in terms of size, scale, massing and style, taking into account layout, visual appearance and the relationship between buildings and its surroundings.

I see no reason to dismiss these opinions even if it is a new application.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the official.

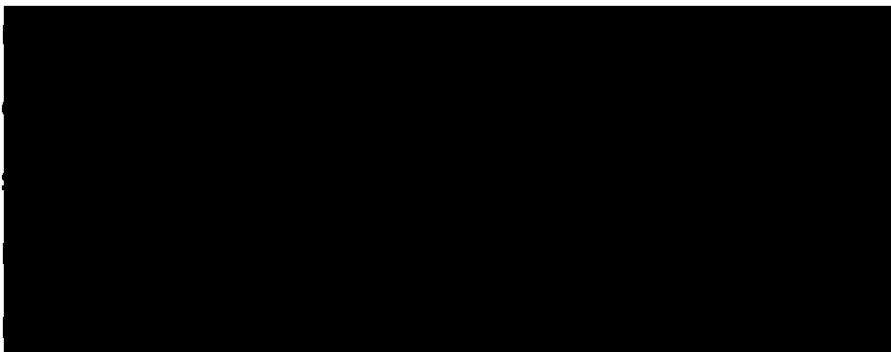
## Nicola Gunn

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 October 2021 08:36  
**To:** Web Development; Planning  
**Subject:** Planning Application Comments - 3/2021/0898



**Is your address in Ribble Valley?:** Yes



**Locality:**

**County:** Lancashire

**uprn:** 10022967629

**usrn:** 31800165

**ward:** E05005307

**Planning Application Reference Number:** 3/2021/0898

**Address of Development:** 3 Moor field Whalley  
BB7 9SA

**Your Comments:** Myself and family wish to object on the second proposal of the plan for change to number 3 Moor Field.

The extended roofline is dominating the other properties and will significantly over look the neighbouring houses.

The design doesn't blend into the rest of the properties in the row.

There are too many new builds around Whalley and let's not change the design of the estate.

Thank you

**Nicola Gunn**

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**From:** Planning  
**Sent:** 20 October 2021 16:11  
**To:** Planning  
**Subject:** TO REDACT AND UPLOAD Planning Application 3/2021/0898 resubmission 3/2021/0237

**Categories:** xRedact & Upload

Already printed for file and forwarded to officer

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 20 October 2021 15:30  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Planning Application 3/2021/0898 resubmission 3/2021/0237

 External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr. Taylor,

I would like to register an objection to the proposed development at 3 Moor Field Whalley BB7 9SA. [REDACTED]

[REDACTED]

Secondly the proposed development [REDACTED].

Thirdly I object on design issues: the proposed elevation is not in keeping with a development of bungalows, and as such is out of character for the neighbourhood.

Thank you for your consideration.

Yours sincerely,

[REDACTED]

Sent from my iPhone