

26/10/21

Objection to Planning Application

Ref: Application 3/2021/0962/ 43 Hawthorne Place, Clitheroe.

I would like to object based on the following.

Firstly I would strongly advise that the planner carries out a site visit, as the drawing in the planning application do not clearly show the elevation changes on the site, which I believe are very important to any decision. I have no objection to a planner visiting my property if required.

This application is a resubmission of Application 3/2021/0377 with a small change to the level and height. However I do not see any changes that should change the decision of "Rejection" the garage remain "oversized" and the elevations remain "overbearing" to the neighbouring properties.

I feel the reasons for rejection remain.

1 The proposal is considered to be in conflict with policies DMG1 and DMH5 of the Ribble Valley Core Strategy in as much that it would be an over dominant, disproportionate and unsympathetic addition to the original property and existing pattern of housing by virtue of its scale, design, siting and adverse impact upon visual amenity. 2 The proposal is considered to be in conflict with policies DMG1 and DMH5 of the Ribble Valley Core Strategy in as much that the proposed detached garage would have an overbearing impact on surrounding dwellings which in turn would lead to an unacceptable loss of natural light for neighbouring residents.

- 1) Given the height and positioning of the building well above the ground



, it would be a dominating structure that would

be overbearing. As such the proposal would also cause harm to the living

Estimation of position (to ground level) as it is not detailed on the planning application.



- 2) [redacted] again based on the positioning of the garage [redacted] – the windows will be situated above the fence line, thus effecting the privacy

- 3) [redacted]

4)

Blue line shows the dominating aspect of the garage and also demonstrates that the windows in the left hand side of the garage are above the fence line.



5) I also feel that the size of the garage (approx. 5mt metres tall) plus it's positioning to ground level, is oversized for a residential garage and not keeping with the street scene.

I have included (See attachment) the rejection for a previous application by the planning inspectorate, while this was for a house, I feel number of the reason are still applicably for this application.

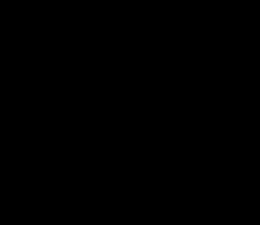
Other notes for consideration.

- 1) The owner of the property is a retired car mechanic, I would hope if this garage is accepted it not used for commercial activities.
- 2) Given two previous application for a house on this site, I would hope again is accepted restriction are imposed to stop any future conversion to a "Granny flat" etc.,
- 3) [REDACTED]

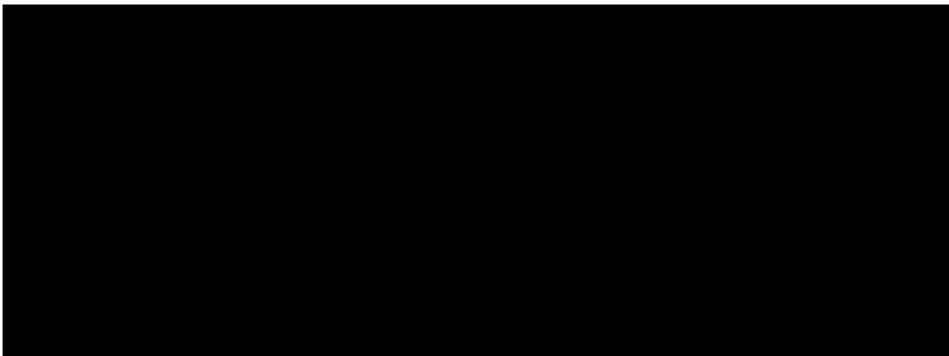


Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 October 2021 15:15
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0962



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 100012407231


usrn: 31800449

ward: E05005310

Planning Application Reference Number: 3/2021/0962

Address of Development: 43 Hawthorne Place
Clitheroe

Your Comments: I wish to object to the proposed garage at 43 Hawthorne Place for the following reasons -

- the scale of the building in respect of its height  and is an overburdening presence to surrounding houses.
- is there much difference between this amended submission and the previous rejected application?
the size of the garage seems excessive for the purposes of a domestic garage, could this be in view of the site history a back door way achieving a conversion to a dwelling of possibly a workshop due to the applicants occupation.
- would this proposal not represent an over development of the site, and ruin the appearance of the street scene on Hawthorne Place?

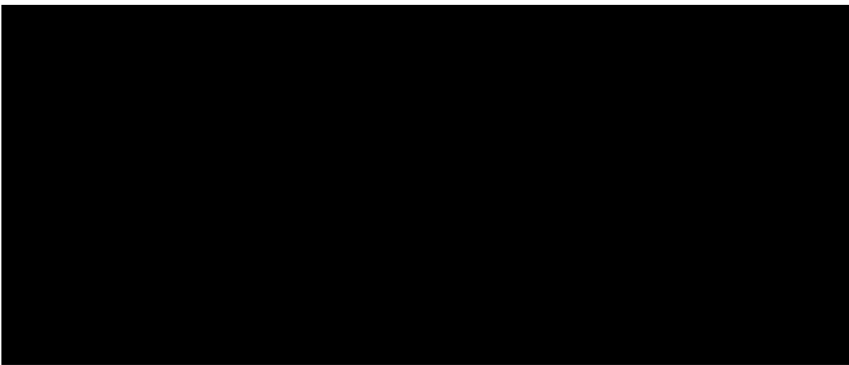
In view of the above I respectfully suggest that this application is rejected.

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 October 2021 21:53
To: Web Development; Planning
Subject: Planning Application Comments - 3/2021/0962



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 100010585633

usrn: 31800451

ward: E05005310

Planning Application Reference Number: 3/2021/0962

Address of Development: 43, Hawthorne Place
Clitheroe
BB72HU

Your Comments: 1. 
I wish to object to this application for planning permission.

2. This is the latest in a number of Applications by the applicant for permission to build on the development site. For many years the applicant has wanted to build a house on the development site. All previous Applications for houses have been dismissed; two have gone to appeal and both appeals have been dismissed. The date of the last appeal decision was 1 October 2020. I refer you to the reasons given in the letter of 1 October 2020 (ref: APP/T2350/W/19/3242222) and submit that they are relevant to the current application.

3. The applicant made a recent Application for planning permission to build a large garage and workshop on the development site (No.3/2021/0377), a development I believed to be as out of place and inappropriate as the previous applications for houses. That Application was refused. The date of the decision was 26 May 2021. I refer

you to the reasons given in the decision letter of the same date and submit that they are relevant to the current application.

4. As before, the site lies at the head of a cul de sac at the corner of a turning area and comprises an area of open space that currently forms part of a front garden and driveway to no.43. It forms part of Hawthorne Place, an area of two-storey houses, set back from the road with clear building lines, open parking and landscaped open areas to the front of each property. The properties are regularly spaced, with gaps between them and are similar to one another in scale and massing.

5. This proposal, like the earlier ones, is at odds with the street scene in Hawthorne Place and the character of the area and ought to be rejected.

6. Specifically, I would like you to take the following points also into account:

6.1 The proposed garage would be sited immediately adjacent to the boundaries with no.41 and Ashdown and will intrude and obstruct their space and light.

6.2 As with the previous Applications, the characteristic gaps between the buildings will be lost, and the garage building would appear as large, cramped and incongruous, and “an anomalous addition to the street scene”. Although the dimensions of the building in this Application are slightly less than the previous application for a garage and workshop (and less than the previous applications for houses), the reduction is marginal and the dimensions are still very significant, particularly in the context of this particular estate environment (and certainly one sought to be built in a tight space between established houses). In addition, if the Application were granted, the result would be that No.43 would have virtually no garden to the front in contrast to the pattern of development in the Close.

6.3 As with the previous Applications, the proposal “would result in harm to the character and appearance of the area”. As such, it is contrary to policy DMG1 of the Ribble Valley Core Strategy in terms of its scale and massing, the layout of the Close and the relationship between buildings, and the amenities of the surrounding area.

6.4 There is still significant concern that this Application (as with the last Application for a garage) is merely the first stage in an attempt to obtain Planning Consent for another house, based on the existence of the constructed garage. [REDACTED]

6.5 A further concern is the presence, within the proposed garage, of what appears to be a work area. [REDACTED]

[REDACTED] An obvious concern [REDACTED] is that some form of business activity will be conducted from the garage, presumably without consent and adding further to the traffic in the Close.

7. The Applicant’s design statement states as follows: “..similar new build developments with ancillary garages are widespread and accepted throughout Clitheroe and the Ribble Valley”. This cannot be relevant to the Application. We are dealing only with the proposed development in the specific context of Hawthorne Place, and for all the reasons mentioned above it must surely be determined that the development would be “..in conflict with policies DMG1 and DMH5 of the Ribble Valley Core Strategy in as much that it would be an over dominant, disproportionate and unsympathetic addition to the original property and existing pattern of housing..”.