

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 March 2022 18:02
To: Planning
Subject: Planning Application Comments - 3/2022/0190

[REDACTED]

Planning Application Reference No.: 3/2022/0190

Address of Development: Elmridge Barn, Elmridge Lane, Chipping, PR32NY

Comments: There is a covenant on Elmridge Barn property(the planning application property) protecting the view and outlook [REDACTED] This is due to this property being in front of the other three properties on the site. NO trees/hedging etc or any structure to be above 1220mm to be erected.

The pergola must be behind their property so [REDACTED] however the potential issue is the camper van is to be kept behind the oil tank and close to oil tank, again so it is out [REDACTED] this is in the covenant. Again to protect the view. If the pergola is 1350mm away from their property, depth and width it will then push the camper van further out into the garden and it will be visible [REDACTED] unless the width of the pergola can be made smaller and therefore will allow the van to be kept tight and behind the oil tank, in its original position of course, as intended in the original plan and covenant.

The gates and wall again need to be kept within the covenant height to protect the house view now and in the future, as it was intended to do, otherwise no issue

Hedging/planting on the right hand side of the application [REDACTED] needs to be kept within this height, and ideally away from the fence to protect horses or grazing animals [REDACTED]