

**From:**  
**Sent:**  
**To:**  
**Subject:**

11 March 2022 11:24  
Planning; Sarah Heppell  
Objection to Planning Application No: 3/2022/0195

  
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Dear Sirs,

We shall be grateful if you will treat this email as our objection to the above numbered planning application.

This application seeks approval for a complex of two garages, a workshop and a first-floor studio (the “**Proposed Works**”), which we object to.

The Proposed Works amount to an overdevelopment of the existing site and the significant size and scale of the same will result in the appearance of a small dwelling and loss of openness that contributes to the surrounding countryside within the Forest of Bowland Area of Outstanding Natural Beauty.

The West Elevation of the Proposed Works is accessed by a shared driveway and, the first floor, includes windows

The North and East Elevations of the Proposed Works includes windows  
The first floor will also result

The South Elevation of the Proposed Works fronts the adjacent highway, exemplifying the scale of the development and will adversely impact streetscape.

We are therefore in full agreement with the Decision Notice of the Ribble Valley Borough Council Development Department, dated 10<sup>th</sup> February 2022, that the Proposed Works, by virtue of its overall scale, massing and siting will result in the introduction of an incongruous, bulky, disproportionate and unsympathetic development that will be of detriment to the character and visual amenities of the area, as well as the existing residential dwellings and fails to respond positively to or enhance the immediate context. As such, we believe the Proposed Works directly conflict with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

In regards the Application Form, we make the following observations:

- Section 3 (*Description of Proposed Works*): fails to mention the erection of a first-floor studio and there is a metal shed on site at present, rather than a wooden one.
- Section 7 (*Trees Hedges*): fails to demonstrate the potential impacts upon existing trees as a result of the Proposed Works.

In regards to the Design Statement, we make the following observations:

- *Existing Site Paragraph*: the description of the existing site does not make reference to the shared driveway used to access the Proposed Works, or the adjacent road.
- *Design Statement Paragraph & Appendix 1*: does not make reference to any sites which are comparable to the existing site of the Proposed Works (for example, in terms of site constraints, shared access, bordering properties and the highway).
- *Appendix 1*: does not include a photograph of the existing site of the Proposed Works.

Kindly confirm safe receipt of this email.

