

Our Ref:

[REDACTED]

Your Ref:

3/2022/0280

Direct Tel:

[REDACTED]

Direct Email:

[REDACTED]

[REDACTED]

Ribble Valley Borough Council
Planning

FAO Ben Taylor

BY EMAIL ONLY - planning@ribblevalley.gov.uk

14th April 2022

Dear Sirs

RE:

[REDACTED]

Planning Application No: 3/2022/0280

We are instructed by the above-named clients and write to formally object to the above detailed planning application, on our clients' behalf.

The application is for the conversion of an outbuilding/garage to a two-storey annex.

[REDACTED]

[REDACTED] not been approached directly by the Applicant to discuss the application in advance of it being submitted. Our clients are engaging the advice of their own surveyor with regard to the effects that this development [REDACTED] but have not been afforded sufficient time to have obtained that opinion. It is in progress. [REDACTED]

[REDACTED]

As the Planning Statement mentions, the building is located within an Area of Outstanding Natural Beauty, in Chipping (the Forest of Bowland), and sits within a cluster of converted properties. As can be seen from the Location Plan, there are currently 5 converted properties situated at the end of Moss Lane, forming a small exclusive collection of properties, similar to a cul-de-sac. This is how the development was intended, evidenced by the fact that the Applicant's property title contains a restrictive covenant that the property can only be used as a single private dwelling house. The build of an annex adds

[REDACTED]



an additional property/home within that cul-de-sac (an increase of 20%). This will affect the character of the cluster of homes as well as, potentially, their market value and will be unsympathetic to the existing pattern of housing at the end of Moss Lane.

It is noted that the applicant wishes to create a 1-bedroom annex to accommodate her elderly parents. Our clients are concerned that the applicant could, in the future, sell the conversion or rent it, which will significantly impact them and the area.

Further, our clients object on the basis of the following:

1. The outbuilding is currently used, as the Planning Statement confirms, for storing a car and for storage. When the building is used, [REDACTED] than if it is used as a home/annex with running water and plumbing.
2. The proposed second access point is currently used as a log store [REDACTED]
3. The proposed rooflights on the proposed side elevation [REDACTED] The Planning Statement incorrectly states that they will not be visible due to the hedge boundary.

Considering the Ribble Valley Borough Council Core Strategy 2008 -2028, we must draw your attention to the following in support of our clients' objection:

- a) Policy DMG1 requires a consideration of the density, layout, and relationship between buildings; this being of "major importance". An additional home within a cluster of specifically designed homes has an impact on the landscape and character of that cluster and also affects our clients' [REDACTED] particularly if the annex is sold or rented, but when-if-the building contains a kitchen and bathrooms then our clients' [REDACTED]
- b) Policy DMH5 requires that a development to provide accommodation for elderly or dependant relatives should provide a modest level of accommodation. The proposed plans are not modest and are luxury, further the Applicant's house is large enough for elderly relatives to be housed within the house itself rather than requiring the conversion of the outbuilding that was built for the purpose of being a garage only, [REDACTED]
- c) Key Statement EN2 requires each development to be in keeping with the character of the landscape, vernacular style, scale, and features. The character of the cluster of converted homes at the end of Moss Lane will be affected and changed if the application is granted.



d) Policy DMH5 requires that proposals to extend existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located.



Our clients are appalled by the Planning Statement's further assertion that the completed proposal will sensitively convert the building to an annex. Our clients are [redacted] who



The stress and worry of this development are having a detrimental impact on [redacted]

This development will not be a positive addition to the inherent character of the pattern of development on Moss Lane. There will be a detrimental impact to our clients' [redacted] and the amenities of the neighbouring properties and the landscape scene.

We request that all of the above be considered very carefully when determining this application.

