

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2022 13:53
To: Planning
Subject: Planning Application Comments - 3/2022/0440 FS-Case-432901638

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Planning Application Reference No.: 3/2022/0440

Address of Development: 1 Park Road, Gisburn, BB7 4HT

Comments: [REDACTED]

I have read the report accompanying the appeal for the retention of a garden shed and home office/garden room at No. 1 Park Road, Gisburn. I have also studied the drawings/plans. I have read the report from the planning inspectorate with regard to the original decision to decline planning permission produced on 14th December 2021. As I understand it there are very few changes being made to the buildings on this appeal application to enhance it visually, and to soften the view particularly from No.'s 1-6 Park Mews or from the A59 approaching Gisburn from Clitheroe or indeed from any view from the cenotaph or playing fields.

Addressing paragraph 8 in the appeal decision, "the roof detailing and corner detailing (are) cumbersome" I understand that according to the planning statement "it is proposed to remove the black trim from the roofline of the garden office and the shed" but this does not address the black corrugated roof which is clearly visible from the view mentioned above by the A59 approaching Gisburn and by No.'s 1-6 Park Mews. The planning statement also proposes to "change the exterior of the North and East facing elevations of the outbuildings to a more sympathetic stone coloured render to blend in with the main dwelling" this being No. 1 Park Road. This does not address the South facing elevations which effect the view from No.'s 1-6 Park Mews. I assume these elevations will remain unaltered.

The buildings will remain the same size, and therefore dominate the landscape from various viewpoints. Paragraph 4.5 of the planning statement suggests that the proposed changes in the submitted plans will effect "a more sympathetic design and scale for the outbuildings" but the scale remains the same, it also mentions the "fleeting views of the site from Park Mews". The view is not "fleeting" from the six properties of Park Mews, it is constant.

Paragraph 4.6 states that "it is proposed to incorporate vines on the walls of the garden office, which will further break up the visual impact" but it fails to state on which aspect of the walls these vines will grow, and there would be no room to plant any vines on the South elevation of the walls of the office or garden shed as they are built too close to the boundary wall with No 1 Park Mews. Therefore the visual impact from the south elevations and Park Mews No's 1-6, the A59, the cenotaph and playing fields would remain the same as it does now.

I am disappointed that in this appeal only minimal consideration has been given to address and change the impact that these two structures have on the properties of No.'s 1-6 Park Mews. These structures have been in situ for almost three years without any planning consent and even after planning permission has been declined. Legal instructions to remove the shed and garden room have been ignored and this appeal offers no solution to the improvement of the detrimental visual impact Park Mews residents live with daily. I believe the planning statement has failed to grasp the significance of the negative impact of the garden shed and garden room/office, to our properties and to the enjoyment of our gardens, and to the conservation area where these buildings sit adjacent to

a Grade 2 listed building. I therefore cannot support the appeal for retention of a garden shed and home office/garden room at No.1 Park Road, Gisburn BB7 4HT.