

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 September 2022 17:16
To: Planning
Subject: Planning Application Comments - 03/2022/0799 FS-Case-448930253

Planning Application Reference No.: 03/2022/0799

Address of Development: 39 The Rydings, Langho BB6 8BQ

Comments: The revised proposal continues to be an unsympathetic and incongruous addition to the original property and surrounding pattern of development by virtue of its scale, design and spatial layout, all of which would be of detriment to the visual amenities of the area.

The proposed extension continues to goes against the open plan layout of the estate by cramming in an rear extension all the way to the western boundary fence to [REDACTED]. This impacts both the aesthetics and will be detrimental to the future maintenance requirements of the property.

A key consideration for any project is the impact on future maintenance. No mention is made in the proposal for rain water goods and dealing with water from the roof structures. Because of the proposal to build all the way to the boundary the lack of access for regular inspection and maintenance of any gutters at the rear of the property will be problematic. Currently one of the downspouts to the existing gutter [REDACTED] continues to be blocked with weeds. This leads to water cascading onto the existing hard flagged surface and the ponding of water in the rear garden [REDACTED] where the ground level is a foot or more [REDACTED]. The proposal will only make the existing problem worse and in conflict with Ribble Valley Core Strategy DME6 para 10.17 producing an 'unacceptable risk of flooding or exacerbate flooding elsewhere'.

Similarly no consideration has been given to existing boundary fences. As the fence posts are [REDACTED] they have the maintenance responsibility. The existing condition of the fence behind the [REDACTED] is poor with a number of fence slats loose, missing or not aligned properly. With the proposed extension built up to the boundary it will not be possible to maintain this fence [REDACTED] and would require the co-operation of the owner of [REDACTED] for access. Ground works during construction so close to the fence may result in damage to the existing fence and supports. As any boundary fence maintenance is minimal now it will be non-existent in the future when visibility and access to the fence become an issue.

The application form suggests there is no impact on trees. However there is very likely to be damage during construction of the foundations to the roots of the tall mature tree next to the fence to the [REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 September 2022 11:56
To: Planning
Subject: Planning Application Comments - 3/2022/0799 FS-Case-450561215

Planning Application Reference No.: 3/2022/0799

Address of Development: 39 The Rydings Langho BB6 8BQ

Comments: To Whom It May Concern,

OBJECTION TO:

Planning Application 3/2022/0799

(Guidance from the Party Wall Act 1996 has been applied when developing this objection.)

██████████ wishes to object to the above planning application for the following reasons:

1. Distance of Proposed Works to the ██████████

The site plans for the proposed works indicate that the new rear elevation of the property will only allow for a 200mm gap between borders, a decrease of 2700mm. This is concerning for ██████████ for several reasons:

- a) It appears little consideration has been established regarding how No. 39 proposes to adequately maintain and access the new structure given the proposed inadequate manoeuvring room (leading to objection reason 2).
- b) Site plans illustrate the foundations for the new structure exceed the distance of the façade of the proposed works. As such, excavation activities are likely to infringe the ██████████ Furthermore ██████████ would like to be notified of excavation works by way of a section 6 excavation notice a month before the commencement of works.

2. Potential of Devaluation of ██████████ Due to Proposed Structure:

██████████ is apprehensive that the proposed works will be detrimental to its market value being placed so close to the ██████████ over and above, no. 39 offering no elements of social value in its proposal to affected properties.