

PLANNING

25 OCT 2022

FOR THE
ATTENTION OF

24/10/22

Planning Department,
Ribble Valley Borough Council.
Planning Application Number No 3/2022/0804

Dear [REDACTED]

I have just obtained printed copies of the proposed plans for Bridleway [REDACTED] I am appalled and indeed shocked at the size of the development. Examining the plans I find [REDACTED] has more than doubled the floor area of the property. The area of Bridleway as purchased from [REDACTED] works out at 100.44 square metres. [REDACTED] development calculates to 210.28 square metres, all this squeezed into a plot of 17 metres. This mansion would be better sited in its own field.

I am objecting most strongly to this development in its present form. It will look out of place on the beautiful Whins Lane and alter its character for the worst.

Another important point that must be considered is that in [REDACTED] [REDACTED] told me I could not build a house. It must be a bungalow or at worst a dormer bungalow. This ruling was made by the landowner on sale of the plots and is a condition of sale. The reasons are twofold and concern the residents of the elevated South View Terrace;

1. Bungalows are less likely to interfere with their views to the south,
 2. Houses with upstairs would not be private to South View residents when sitting outside (see North Elevation)
- This ruling is still valid I believe.

I am also very concerned that the east elevation shows the front building line has been extended by 1 metre.

It is well known that Whins Lane suffers from flooding when we have a storm. I hope the drains to Bridleway are adequately sized to cope with the run off now that soak away areas have been covered i.e. Front Garden/ Car Park.

[REDACTED] Whins Lane has grown over the years since [REDACTED] and has become an envied place to live. Beautiful trees and tranquility plus friendly neighbours are its key features. We do not want this to change.

Yours sincerely [REDACTED]