

Planning Application 3/2022/0804

Thank you for the opportunity to comment on the above proposal.

In this representation, we have considered a local plan for Ribble Valley – Core Strategy 2008-2028, particularly section DMG1.

Representations on proposed development:

Layout and density of building

The proposal would become the only property on Whins Lane with the frontage covering virtually the whole plot. All other properties have a separate driveway and garage. The (primarily glass fronted) structure would be out of proportion, and not in keeping with other properties in the vicinity. The footprint of the habitable space will double in size from 46 square metres to 92 square metres (including the change of use of the garage). The existing house is 5 metres in length (front to back) the proposed development increases this to 13 metres due to the inclusion of the games area, bar and gymnasium. The proposed bedroom balconies overlook all surrounding properties.

Surface water and Drainage

Whins Lane has a history of flooding and this proposal raises concerns as to where the water will flow.

The increase in overall footprint of the property, along with additional car parking could result in additional surface water due to the lack of natural drainage. The proposed site plan identifies lawn, trees and shrubs to the rear of the property. It further states that no trees needed removing. This has not been complied with, and in excess of 50 square metres of established trees and shrubs have already been removed and replaced with artificial grass and a 3 metre high fence. This adds further concern to the issue of drainage, its impact on surrounding properties, and the destruction of the natural habitat of wildlife.

Sewerage

It is unclear how access is gained to the septic tank that serves a number of properties when the driveway access is replaced by the side extension.

Wrap Round Extension

The two-storey side extension would be less than [REDACTED] The ground floor wrap round extension linking into the existing garage (and proposed change of use) results in a games area and bar [REDACTED] The wrap round flat roof to the rear extension will further extend to create a ground floor link to the newly designated games area that results in a wall of over 3 metres in height and [REDACTED]

A proposed balcony on the flat roof wrap round to the rear extension would be only [REDACTED]

The proximity and size of the proposed wrap round extension, link and change of use of the [REDACTED]

Summary

The plans, if implemented, would have a detrimental effect on the characteristics and aesthetics of [REDACTED] The plans do not meet the spirit or requirements of a local plan for Ribble Valley (Core Strategy 2008-2028), and would have a negative impact on the area and those who value and enjoy it.

We hope that our representation will be taken in to account in this planning decision.