

Mr Ben Taylor  
Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

For the attention of Mr Ben Taylor

**Letter of formal objection to application no. 3/2022/1018 for the variation of Condition 2 (Plans) of planning application 3/2020/0424. To allow inclusion of two high level windows to garage at Parsons Croft, Slaidburn Road, Waddington, Lancashire, BB7 3JQ**

Dear Mr Taylor

[REDACTED] who wish to register [REDACTED] formal objection to the above-mentioned application. The application has been scrutinised in detail and a number of matters have been identified relating to the impact on residential amenity and designated heritage assets which we believe would provide sufficient grounds for the refusal of the application and ask that the application is refused as a result of the following matters;

## **1 IMPACT ON RESIDENTIAL AMENITY AND HERITAGE ASSETS**

The 2no. windows in question did not form a part of the approved application (3/2020/0424) but have been incorporated into the building nonetheless and therefore the dwelling has not been built in accordance with the approved plans therefore resulting in a breach of the original planning approval. The windows are north west facing and [REDACTED]. The separation distance between the windows [REDACTED] is insufficient at [REDACTED] [REDACTED] been positioned at high level within the garage, [REDACTED]

[REDACTED] There is no mention of these windows being of obscure glazing therefore they are assumed to be of clear glass which is unacceptable given the [REDACTED]

[REDACTED] The proposal fails to preserve the residential amenity [REDACTED] in terms [REDACTED] and is therefore not in accordance with Policy DMG1 of the Ribble Valley Borough Council Adopted Core Strategy.

The windows will also contribute to further light spillage from the property which is already very densely populated with a large number of window openings and areas of glazing and would fail to preserve the character and appearance of the Waddington Conservation Area and the setting of the nearby listed buildings due to further glazing to the building. Therefore, the proposal is not in accordance with Policy DME4 of the Ribble Valley Borough Council Adopted Core Strategy.

The installation of the two windows also creates further potential for noise from the building given the use of the garage for keeping cars and the use of the car lift and turntable, further impacting on residential amenity of the surrounding dwellings.

## **2. PROPOSED BUILDING HEIGHT**

As part of this objection, we also wish to bring to your attention the proposed height of the building. The building was originally approved (3/2020/0424) with a ridge level of 96.30, however the elevations within this most recent application (3/2022/1018) the ridge level is shown as 96.65, an increase of 350mm. This would result in an extra 15sqm of roofing (approx) to each roof slope [REDACTED]

[REDACTED] It is unknown why the height of the building has been increased but this increase in height has not been acknowledged as part of this application or any other application and should the building have been built at this increased height it is again not in accordance with the approved plans and is a breach of the relevant planning approval. The length of the ridge [REDACTED] and its increased height will further worsen what is an already large and dominant structure whilst having a harmful impact on the setting of the nearby listed buildings and the character and appearance of the Waddington Conservation Area by virtue of its dominant and overbearing nature. As a result, the increased height of the building would not be in accordance with policies DMG1 and DME4 of the Ribble Valley Borough Council Adopted Core Strategy.

## **3. CONCLUSION**

On behalf of [REDACTED] we conclude that, based on the above points and detailed scrutiny of the application, as it currently stands, the building as constructed does not comply with the relevant planning permission and is therefore unlawful.

The proposed windows and increased height do not preserve [REDACTED] and fails to preserve or enhance the character and appearance of the Conservation Area or the settings of the [REDACTED] and would cause harm to these important and significant designated heritage assets.

