

[REDACTED]

6th February 2023

[REDACTED]

Assigned planning officer: Ben Taylor
Ribble Valley Borough Council
Planning, Buildings & Countryside
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Delivered by hand & email (planning@ribblevalley.gov.uk)

Objection to Planning Application: 3/2022/1073 – 77 Ribchester Road

Dear Mr Taylor

I appreciate [REDACTED] desire to extend [REDACTED] property at 77 Ribchester Road and I am supportive of this desire in principle.

[REDACTED]

[REDACTED] and making many happy memories. [REDACTED] but the proposed extensions will be detrimental to my ongoing enjoyment of my residential amenity and as such would also affect my personal wellbeing.

Having sought the advice of a Planning Consultant, I am advised that the Ribble Valley Core Strategy contains policies (DMG1 and DMH5) which require extensions to existing dwellings to protect and not detrimentally impact the residential amenity of adjacent residents. We consider the proposed extensions to 77 Ribchester Road to conflict with and not accord with the requirements of these policies.

What is currently proposed results in disproportionate additions to the property which would have a significant detrimental impact on my residential amenity. Therefore, I wish to object to the above planning application as follows:

It is a commonly accepted planning practice that extensions should not breach [REDACTED] from [REDACTED] on an [REDACTED] in order to safeguard [REDACTED] residential amenity, and avoid extensions being overbearing and leading to loss of sunlight and daylight.

After studying the plans as submitted online, it appears that the proposed two-storey extension would be [REDACTED] would be detrimental to [REDACTED] being overbearing and overshadowing because of size, [REDACTED]

proximity [REDACTED] It would significantly reduce the amount of natural daylight and sunlight [REDACTED]

The proposed extension will overshadow [REDACTED] making it feel dark and very enclosed. [REDACTED]

[REDACTED] and thus benefits from [REDACTED] into the evenings, which will be adversely affected by this extension.

I strongly object to the large and excessively long single storey rear extension, which will negatively impact on the outlook from [REDACTED] and which could also reduce the amount of sunlight and natural light received in [REDACTED]. The excessive length of the extension to the rear will create a very long section of solid wall which will be very unattractive and of poor design quality.

There is also a 6ft hedge marking the boundary between the two properties and which provides [REDACTED]. In the event that planning permission is to be granted we respectfully request that there is a requirement for this to be retained in perpetuity or that it is replaced with a fence of comparable height in order to maintain privacy.

Regarding said hedge it should also be noted

i/ on the Planning Portal document ref: PP-11682735, page 5, 'Trees and Hedges' q1. 'are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?' To which the answer box 'NO' has been selected by the agent/applicant, and q2, 'will any trees or hedges need to be removed or pruned in order to carry out your proposal?', to which the answer box 'NO' has been selected by the agent/applicant.

ii/ This seems to me to be incorrect, as the answers supplied should have been YES' in both respects, and in particular q1. The material fact is that there is an established mature beech hedge of 6ft height which marks the boundary between the two properties.

I question how this proposed extension (if approved) could be built without those carrying out the construction work [REDACTED]

In conclusion, I consider that this application represents an overdevelopment of the plot and as such that [REDACTED] will be detrimentally affected as a result of the extensions which will overshadow and be [REDACTED] leading to loss of outlook and light. Planning policies in the Core Strategy guard against this. I thus respectfully request that planning permission is refused for this scheme.

Finally, I would like to request a site visit from a planning officer, so they can inspect and better understand the impact the proposed extension would have [REDACTED]

In the event that you do not concur with these objections, at the very minimum, we consider that the scheme should be significantly scaled back with the two-storey side extension set in from the boundary by at least 1 metre. This would appear necessary in any event in order to enable construction. Regarding the single-storey rear extension, this should be set in by a further 1 metre from the boundary and reduced in overall length to avoid an excessively long length of blank wall, which is both overbearing and unattractive.

I would also appreciate it you would keep me informed of progress with this application.

Yours faithfully

Points to consider:

- *Site visit – to be arranged*
- *Contrary to Ribble Valley Core Strategy policies DMG1 and DMH5*



4th February 2013

Planning officer assigned: Ben Taylor (email: planning@ribblevalley.gov.uk)

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Lancashire
BB7 2RA

Objection to planning application ref: 3/2022/1073 – 77 Ribchester Road

Dear Mr Taylor

I am writing in support [REDACTED] to object to the planning application for the proposed extensions to [REDACTED] at 77 Ribchester Road, Clayton-le-Dale – ref: 3/2022/1073.

I believe it is accepted planning practice that extensions should not [REDACTED] from any [REDACTED] in order to safeguard [REDACTED] and avoid extensions being overbearing, leading to a loss of sunlight and daylight.

The proposed large two-storey extension to the side of the property at 77 Ribchester Road would [REDACTED]

The proposed extension [REDACTED]

I would also like to object to the large and excessively long single-storey rear extension, whi [REDACTED]

the extension will create a very long section of solid wall, which will be very unattractive and of a poor design quality.

I understand and appreciate the applicant's desire to extend his property, but what is proposed results in disproportionate additions to the property which would have a significant detrimental impact [REDACTED] A Planning Consultant has advised us that the Ribble Valley Core Strategy contains policies (DMG1 and DMH5) which require extensions to existing dwellings to protect and not detrimentally impact the residential amenity of adjacent residents. We consider the proposed extension(s) to conflict with and not accord with the requirements of these policies.

Furthermore, there is also currently a 6ft beech hedge between the two properties which provides a great deal of privacy. In the event planning permission is to be granted, I respectfully request that there is a requirement for this to be retained in perpetuity, or that it is replaced with a fence of comparable height in order to maintain privacy.

I am concerned that if this application is approved, it will be detrimental to the [REDACTED]

To conclude, I consider that this scheme represents an overdevelopment of the plot at 77 Ribchester Road, and that the [REDACTED] will be detrimentally affected as a result of the extensions, which [REDACTED]

Planning policies contained in the Ribble Valley Core Strategy guard against this. I thus respectfully request that planning permission is refused for this application.

In the event that you do not concur, at the very minimum, I consider that the scheme should be significantly scaled back, with the two-storey side extension set in from the boundary by at least 1 metre. This would appear necessary in any event in order to enable construction. With regard to the single-storey rear extension, this should be set in by a further 1 metre from the boundary, and reduced in overall length to avoid an excessively long length of blank wall, which is both overbearing and unattractive.

I would very much appreciate being updated on the progress of this application.

Yours faithfully

[REDACTED]

[REDACTED]

04.02.23

Planning officer assigned: Ben Taylor (email: planning@ribblevalley.gov.uk)

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Clitheroe
Lancashire
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Objection to planning application ref: 3/2022/1073 – 77 Ribchester Road

Dear Sirs / Mr Taylor

I am writing in support of [REDACTED] to object to the planning application for the proposed extensions [REDACTED] at 77 Ribchester Road, Clayton-le-Dale – ref: 3/2022/1073.

[REDACTED]

[REDACTED] am dismayed at the proposed two-storey extension to the side of this property.

I believe it is accepted planning practice that extensions should not breach the [REDACTED] in order to safeguard [REDACTED] amenity and avoid extensions being overbearing, leading to a loss of sunlight and daylight.

The proposed large two-storey extension to the side of the property at 77 Ribchester Road would be [REDACTED] and would be highly detrimental to [REDACTED]

[REDACTED]

The proposed extension will overshadow [REDACTED]

[REDACTED]

I understand and appreciate the applicant's desire to extend his property, but what is proposed is disproportionate to the property and has not taken into consideration the

significant detrimental impact. A Planning Consultant has advised us that the Ribble Valley Core Strategy contains policies (DMG1 and DMH5) which require extensions to existing dwellings to protect and not detrimentally impact the residential amenity of adjacent residents. We consider the proposed extension(s) to conflict with and not accord with the requirements of these policies.

There is currently a 6ft beech hedge between [REDACTED] which provides some privacy. In the event planning permission is to be granted, I respectfully request that there is a requirement for this to be retained, or that it is replaced with a fence of comparable height.

To conclude, I consider that this scheme represents an overdevelopment of the plot at 77 Ribchester Road, and that the [REDACTED] as a result of the extensions, which will [REDACTED]

[REDACTED] Planning policies contained in the Ribble Valley Core Strategy guard against this. I thus respectfully request that planning permission is rejected for this application as it stands.

In the event that you do not agree, at the very minimum, I consider that the scheme should be considerably scaled down, with the two-storey side extension set in from the boundary by at least 1 metre. This would appear necessary, in any event, in order for construction to take place. With regard to the single-storey rear extension, this should be set in by a further 1 metre from the boundary, and reduced in overall length to avoid an excessively long length of blank wall, which is both overbearing and unattractive.

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: 06 February 2023 14:19
To: Planning
Subject: objection to planning application 3/2022/1073



This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir

I'm writing to object to the planning application for the proposed extensions to 77 Ribchester Road , Clayton le Dale ref: 3/2022/1073.

The excessive length of the extension will create a very long section of solid wall which will be very unattractive and of poor design quality. There is also an issue with the beech hedge which separates the properties at the moment. It is not clear whether no. 77 intend to remove this which I would also object to, as it does provide some privacy at present.

[REDACTED] aware of all the changes that have taken place. Surely extensions should not be so disproportionate that they are not in keeping with the architecture of the houses on Ribchester Road. I'm sure that you will be aware that there is a major problem with an extension to a property very close to no. 77 for which there is no legal solution. It's sad that this area is being spoiled by over large extensions when it was once a very attractive and desirable place to live.

Yours Faithfully