

[REDACTED]

From: [REDACTED]
Sent: 04 January 2023 09:25
To: Planning
Cc: [REDACTED]
Subject: Application 3/2022/1098 FAO Stephen Kilmartin

⚠ External Email

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Re planning application : 3/2022/1098 Fir Tree House Chatburn

Good morning Mr Kilmartin

Apologies for the delay in getting this email to you but unfortunately as I think y8u are aware the planning application residents notice only arrived a few days ago so assume that this along with the plans not being available during some of that period that the comment will still be put to the planning committee and parish council [REDACTED] for consideration.

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>> - as mentioned Notification letters were a week late with plans visible and then removed from River Valley Borough Council website, dates available should be required, hence the delay in responding.

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>> - The points below are in addition to the letter provided the 3rd of January to Ribble Valley Borough Council.

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>> - Previous tree removal, although under a separate application, was suspected as a precursor to this application for the construction of a property. This was clearly done with the intention of a planning application submission being supported in what is a well established conservation area of the Ribble Valley. The preservation officer at that time saw no reason to support the removal of trees.

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>> - The fact that the application is within a protected conservation area aside the housing is not designed to address any local need for housing and given its size and footprint would make it one of the most significantly proportioned properties within the historic area of Chatburn.

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>> - The design has made no considerations for neighbouring properties whilst entitlements to light and view cannot be protected the significance of the footprint of the build and height of property will significantly change this area of the village.

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>> - Should the current owner of the land and neighbouring property [REDACTED] Require an additional property or space it is unclear why the current access which is established on to Downham Road could not be used, with a much less imposing scheme not visible from the current road. This would also mean that the un-necessary removal of protected trees would not be required,

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>> -The size and design of the proposed scheme is not in line with the neighbouring cottages and would not add value to the conservation area as it stands. The materials are not consistent with the two neighbouring properties.

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>> - Within the heritage statement it indicates that the size of the property is in line with its neighbouring properties. This is not the case and is much larger in footprint and layout and any of the existing properties. Also whilst the property is south maybe 16m back from the road as indicated the garage construction will be significantly nearer. The indication is that the Boundary wall will conceal much of the property and the single story garage yet the height of the wall and the height of the proposed garage did not seem to align to this statement.

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>> - I cannot see how the removal of established and significant trees removal and resisting wall built at the same time as Fir Tree House and the construction of a new property would in the words of the heritage statement enhance through sympathetic placement and confident design conservation area that is a traditional village setting and the 1974 act used to protect the development of such schemes.

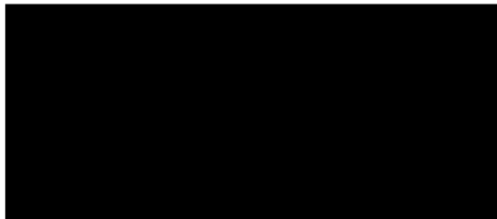
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>> -It it's also unclear from the heritage statement how the loss of a tennis courts and the replacement of such with 4+ bedroom property would 'accrue some benefit' for a conservation area?

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>> Apologies once again for the delay in getting these comments to you and should have any questions please don't hesitate to contact me

Many thanks



PP 11111111
04 JAN 2023
FOR THE ATTENTION OF



1st January 2023

PLANNING APPLICATION 3/2022/1098

With reference to the above Planning Application we would firstly make the following observations:

- 1/ We were informed that a letter would be received on 12/12/2022 regarding the above application. Mr Kilmartin was informed by [redacted] that none had been received at the time of the telephone call on Thursday 22nd December 2022. It was delivered by post the same day (P.M.)
- 2/ The information on line was not available until several days after 12th December 2022.

Regarding the Planning Application we would make the following observations which we feel are relevant towards making an objection to the proposed development.

HERITAGE STATEMENT

12.74+76 are included in the Conservation Area and consideration should therefore be given as to how the proposed new build will affect these properties.

4.3 It states that the house is of a size appropriate for the plot and neighbouring properties

4.5 states that care has been taken to take into the visual aspect of the property

4.6 states that the other elevations of the dwelling would be less conspicuous within the conservation area

What, therefore, about the effect that the first floor development will have on the properties [redacted] Downham Road. We consider that it will be highly visible and certainly not discreet as stated

5.3 It is stated that the entrance created through the Boundary wall would amount to less than substantial harm. In 3.5 a stone wall is stated to be of important historic feature, yet the Boundary wall, which we consider to be an integral part of the Conservation Area is being breached to form the entrance

STATEMENT

3.10 states that aspects of the application property and vicinity which confer significance on the conservation include Boundary Walls.

4.5 + 4.6 The north side is the most visible aspect etc.

One [redacted] included in this. If not they should be considered when the effect of the first floor level impacting on the visual levels is assessed.

We believe that the construction will have a "Berlin Wall" effect on the visual appearance above the existing site line of the Boundary Wall.

VISIBILITY SPLAY - HIGHWAYS RESPONSE

Whilst the L.C.C. have approved these developments they are based on the assumption that the 20 mph speed limit will be adhered to.

This will not be the case and the Parish Council, even after the 20 mph speed limit was introduced have asked for various types of speed restrictors but to no effect.

The entrance is badly sited if the speed limit is not followed and an accident is inevitable.

Summary As these properties [redacted] Downham Road Cratburn are included in the Conservation Area we would expect that our views would be favourably considered as the developments are detrimental to the properties position and would do nothing to enhance the character or appearance of the Conservation Area.

Yours sincerely

The Director of Economic
Development & Planning
Council Offices
Church Walk
CRITCHFIELD BB7 2RN