

[REDACTED]

From: [REDACTED]
Sent: 20 March 2023 09:33
To: Planning
Subject: Re:Cherry Hall-Planning Application Ref. 3/2022/1181

⚠ External Email

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Dear Mr Waleczek

[REDACTED] I have looked at the plans and would like to register my concern over the modern extension planned for Cherry Hall. It doesn't seem in keeping with the more traditional buildings in Grindleton especially Cherry Hall which is one of the oldest in the village. I am also concerned about an increase in cars coming up the track from Main Street to Higher Chapel Lane which is barely wide enough for one car. The track is a much used Public Footpath, used by villagers and visitors from all over the country [REDACTED]

[REDACTED] so I know the problems of trying to turn around rather than backing out on to Main Street.

I am also concerned that if planning is given for the building of a bungalow on the land beyond the garden of Cherry Hall it will be almost impossible to get lorries of supplies up the track so they would have to park on Main Street which is often busy and a regular bus route thus potentially causing much chaos.

Your Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 22 March 2023 20:06
To: [REDACTED]
Subject: planning application number 3/2022/1181 to extend Cherry Hall, Main St, Grindleton.



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I am writing to express my opposition to the planning application number 3/2022/1181 to extend Cherry Hall, Main St, Grindleton.

The material selection and modern nature of the proposed extension will change the very character of the outlook from [REDACTED] and the surrounding area, at present a classic historical village view within the AONB. The extension will be clearly visible from Main Street and the public bridleway.

- (a) **Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.**

The scale of the extension results in a significant increase in the footprint of the property, reducing the garden area of Cherry Hall. It is noted that the plot on which Cherry Hall stands has been divided and planning already granted for a new standalone property in the garden. This extension will further add to the infilling of the plots in this area of the village adjusting the urban grain in the village in this area. This is noted within the Grindleton Conservation Area Management Guidance as *'an important part of the character of the conservation area and should be protected'*. The "contemporary form" of the extension will adversely affect the amenity of the village. The Grindleton Conservation Area Appraisal states that the village is characterised by long distance views to Pendle Hill. The amenity of these vies will be adversely affected.

- (g) **Developments should provide adequate daylighting and privacy.**

The proposed plan details a new two storey glass walkway between the new extension and the existing house. [REDACTED] At present there is a single, [REDACTED] The presence of the glass walkway, at a higher level. [REDACTED]

[REDACTED] This glass walkway is a somewhat strange feature as it links the new master bedroom and its 'ensuite bathroom' so will also impact on the privacy of any future occupants of Cherry Hall.

I am also concerned about the additional window shown in the plans in the second floor bathroom. This has not been detailed on the north elevation,

In addition, the additional window above the sink in the new kitchen will also [REDACTED] [REDACTED] Whilst this is at a lower level and arguably gives the same view as could be obtained

from the access track and public footpath, it is likely that this window will get significant use and hence further [REDACTED]

Contrary to the wording in section 4.8 of the Planning Statement the construction of a two storey extension directly south of our property would also lead to a loss of light [REDACTED]
[REDACTED]

Light Pollution

I have additional concerns related to the potential for light pollution from the detailed glass atrium. During the day time this will allow natural light in through the house to the kitchen diner area on the ground floor – and hence, at night time, the lights on in those most used areas of the house will result in light pollution that will be seen, both locally in the village but also will be seen from far reaching views from the Pendle Hill area,

Inappropriate material selection

- (g) ~~Materials used should be sympathetic to the character of the area.~~
(h) **Materials used should be sympathetic to the character of the area.**

The materials detailed are not in keeping with the historic village located within the conservation area.

I am also concerned regarding the reflective properties of the glazing and the zinc roof which may impact on longer distance views of the village. Reflection of sunlight can be visible for long distances and may be visible from Pendle Hill and its surrounds.

Parking and Access

- (d) **A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.**

The plans detail the use of the public bridleway for access to the existing parking area behind Cherry Hall. The track is a public bridleway and is used by pedestrians including school groups. The plan states that parking is available for 4 cars however, it is highly doubtful that 4 cars can actually be manoeuvred to fit within the parking and if they did it would mean all four cars would have to reverse down the lane out on to Main Street. This is not an easy or safe manoeuvre. Due to these difficulties it is highly likely that visitors would choose to park on Main Street. One of the objectives of the parish plan and of the Conservation Area Appraisal is to reduce parking on Main Street. It is noted that parking on Main Street in this area and the use of the bridleway by cars is already likely to be increased following construction of the house in the garden of Cherry Hall which has previously been given planning approval.

Construction works would cause inconvenience and nuisance to local residents. Larger construction vehicles will not fit up this track resulting in materials being unloaded on Main Street and transferred up the track by smaller vehicles. It is highly likely that, at times, construction vehicles will end up reversing down the track resulting in significant risk to pedestrians and road users. It is noted that access along the track is needed to allow vehicles to access the neighbouring properties. Blocking access will not only cause great inconvenience [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Access for emergency vehicles also needs to be maintained.

Regards

[REDACTED]

