

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 February 2023 12:30
To: Planning
Subject: Planning Application Comments - 3/2023/0064 FS-Case-485121459

[REDACTED]

Planning Application Reference No.: 3/2023/0064

Address of Development: 10 Manor Road, Whalley

Comments: This response relates to correspondence received from yourselves on the 30th January 2023 in respect of a planning application made by [REDACTED] for a redevelopment of an existing dwelling [REDACTED] (though the planning drawings actually [REDACTED])

[REDACTED] have carefully considered all documents submitted in support of the proposed development and would like to raise the following by way of objection:-

1. Householder Application for Planning Permission

It states work has not started without consent. This is not correct, works are well underway and as far as we believe planning approval has not yet been granted.

a) Roof Type – it states that main house roof will be slate – however the covering being applied seems to be tiles as demonstrated in the images.

b) Walls – “... composite timber boarding to the house extension” this material is not in keeping with the existing locality

2. Proposed elevations A2.2

a) Image 1 proposed North West – three windows have been installed and not two as suggested within the proposal.

i) Grey Composite Boarding – is not in keeping with the locality

ii) Boarding at ground floor level is not in keeping with the locality

b) Image 3 proposed South East

i) Grey Composite Boarding – is not in keeping with the locality

ii) The Dormer is not as designed on the plan. It extends to the absolute boundary/party wall line [REDACTED]

c) i) Grey Composite Boarding – is not in keeping with the locality.

3. Supporting design statement from Peter Hitchen

a) It states the property has been unoccupied for a few years. This is factually incorrect the owner died in November 2021 and it was purchased by [REDACTED] who would have been fully aware of the circumstances.

b) “The materiality combines natural slate” – not true they have used tiles ... composite timber boarding As a [REDACTED] in the village of Whalley [REDACTED] with the location. We would have expected such a design from a professional living outside the area. For the architect, in conjunction with the owner, have used their artistic licence to modernise a property to the detriment of the location generally.

In principle we have no objection to the works, only the materials used namely Grey Composite Boarding but we would have hoped the alterations made actually reflected the planning application made. We would suggest the materials to be used are limited to k-rend and brick which would be in keeping with the rest of the drive and

location generally.

You will no doubt be aware that [REDACTED] as have other residents more recently all of whom have done so within the remit of keeping the aesthetics commensurate with the area. For ease, the relevant planning applications are: [REDACTED]
[REDACTED]

Taking everything into account it is clear no thought has been given to the overall aesthetics of the property in respect of it being a semi detached dwelling, and we would argue this is notably out of character for the location and neighbourhood particularly in the use of building materials which are not in keeping with the rest of the drive and specifically where 10 Manor Road meets Woodlands Drive moreover [REDACTED]