

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 February 2023 16:47  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0107 FS-Case-491929983

Lancashire

**Planning Application Reference No.: 3/2023/0107**

**Address of Development:** Overdale, York Lane, York, Langho, BB6 8DT

**Comments:** There are a number of concerns with regards the planning application which I feel should be addressed.

1. The ridge height of the proposed replacement building appears, upon inspection of the site section document, to be considerably higher than the existing building and indeed higher than the neighbouring properties on either side. This was not the case with the previously approved planning application where care had been taken to reduce the impact of the overall build height by keeping the ridgeline as low as possible and also siting the property further back and thus lower down on the plot.
2. The main focal point of the proposed replacement building is the very large gable end to the front which it has been specified to be zinc clad. Again, this differs considerably from the previous approved application in which careful consideration had been taken over specified materials to be sympathetic to the facing properties and overall feel of the area. The local stone as originally approved would be far more in keeping with the village of York than metal cladding. The only deviations from these more traditional building styles can be seen in pre-fab buildings constructed circa post-war era which were erected before the existence of the green belt and should not be seen as setting precedence to further deviate from maintaining stone construction wherever possible.
3. There are concerns that no mention has been made as to the process of removing the existing building which local knowledge has confirmed was originally constructed of timber frame and prefabricated asbestos panelling. The front of the building had the panelling replaced with less toxic materials several decades ago, but it is understood the previous occupant most likely built an outer brick/blockwork and render skin to cover the original panels and did not remove the asbestos. It would be advisable to carry out more detailed inspections of the building construction prior to demolition to determine if more specialist and careful dismantling and removal of these hazardous materials is required as airborne fibres released by breaking up the panels could be carried to other properties in the area and would pose a significant health risk to neighbouring residents if not handled and disposed of correctly.
4. The previously approved planning application included a study into the effect of how shadow would be cast by the proposed larger property upon neighbouring properties at different times of the year. Has this been repeated for this application bearing in mind the different footprint, height and position of the proposal?
5. The recent removal of vegetation on the land will have an impact on the local wildlife. Whilst these populations are not all endangered, the area is home to a wide variety of bird species which roost/nest in the surrounding trees and feed in the gardens that offer them shelter. These in turn attract birds of prey - buzzards, kestrels, sparrowhawks and owls are a common sight, hunting and nesting in the area. The vegetation provides habitats for abundant insect life which supports the local bat population, seen feeding at dusk in the spring and summer months. In order to maintain our greenbelt spaces it is important to allow for biodiversity by supporting wildlife

habitats which help to protect the sense of rurality and green space and particular attention should be afforded to promoting this through sympathetic design and planning.

**6. The amount of hard-standing to the front of the property should be an environmental consideration as the existing garden areas of properties along this side of York Lane provide important soak-away and all help to reduce excessive run-off to the village of Langho situated below. During periods of heavy rainfall there is already a problem of overflow from the stream which runs into a culvert south of Whinney Lane. This water spills out onto the footpath running alongside the stream and then flows across Whinney Lane putting properties at risk of localised flooding. Longer-term planning should look to retain uphill soak-away to avoid exacerbating existing problems.**