

Ms Kathryn Hughes  
Ribble Valley Borough Council  
Council Offices  
Church Walk, Clitheroe  
Lancashire BB7 2RA

7 March 2023

Dear Ms Hughes,

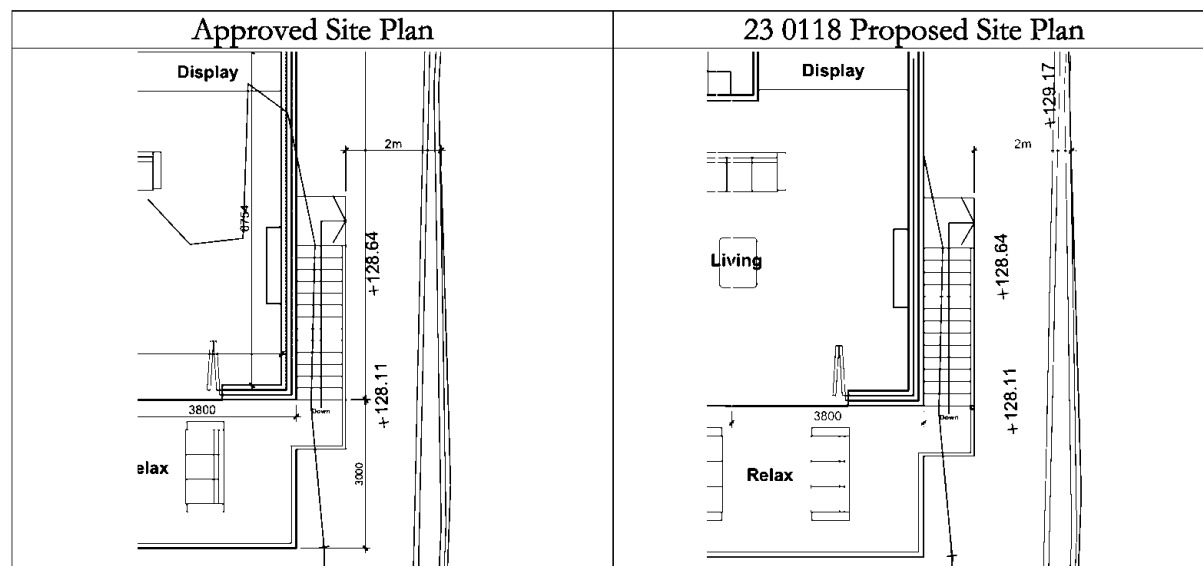
**Your ref: 3/2023/0118; 8 Hammond Drive, Read BB12 7RE**

Further to your letter dated 22 February 2023, we write to object to the retrospective planning application number 3/2023/0118 and invite the Council to require the development to be constructed in accordance with the approved applications 3/2021/0428 and 3/2021/1074. We would not have agreed to the original applications had the property been constructed in the way that is now being proposed.

Policy DMG1 requires the development to be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. The size and scale of what will look like an industrial unit next door is out of keeping with its neighbouring buildings and local amenity. We object to the following four matters: (1) building error to the eastern boundary; (2) insufficient space for screening trees; (3) a second window to the eastern boundary; and (4) black cladding to the eastern boundary.

**(1) Building error to the eastern boundary**

Contrary to the approved applications, the entire wall to the eastern side of the development has been constructed too close to the fence. The approved (and even the proposed) site plans require there to be a distance of 2-metres between the fence and the eastern side of the stairway (which has not to be constructed):



It is important to emphasise that the 2-metres is not to the eastern wall; it is to the east side of the stairway. This stairway has yet to be added to the eastern wall which will further impact on its proximity to the fence. The width of the stairway is not detailed on either plan but, according to scale, appears to be approximately 1-metre. Accordingly, the total distance from the fence to the eastern wall should be in the order of 3-metres.

The distance from the fence to the stairway is 1 metre 26cm; almost 85cm less than the approved application. As a result, the entire wall on the eastern boundary is almost 85cm closer to the boundary than was approved which impacts significantly on residential amenity.

This breach of planning control increases the overbearing impact of the development, resulting in reduced outlook and light, and [REDACTED]

[REDACTED] It also means that the first and ground floor roof patios - [REDACTED] would be closer to the boundary resulting in a greater loss of privacy.

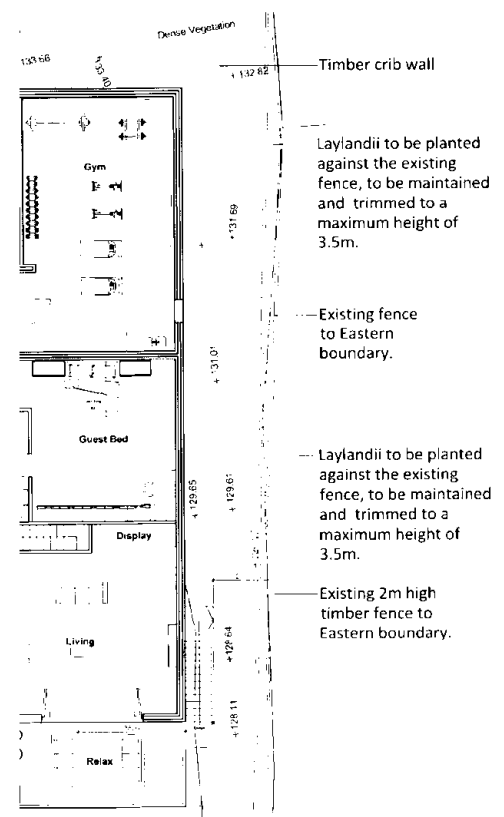


## (2) Insufficient space for screening trees

The boundary with [REDACTED] used to be formed by a row of tall conifer trees which provided screening. To compensate for the loss of those trees there is a requirement to replant native tree species between the eastern face of the property and the fence. The following picture is taken from the 21 1116 Landscaping Scheme:

As a result of the eastern wall being constructed 85cm too close to the fence, there is now insufficient space to plant Laylandii to enable them to grow to 3.5 metres to provide screening of the property. This will compound the loss of residential amenity detailed above.

[REDACTED] of planting Laylandii between the gardens of [REDACTED] 8 Hammond Drive to try to provide some degree of privacy. But that only relates to the gardens and there is no option to screen the actual development from [REDACTED] the developer to comply with the approved applications and it is crucial that there is sufficient space in order for these trees to do their best to provide some degree of screening.



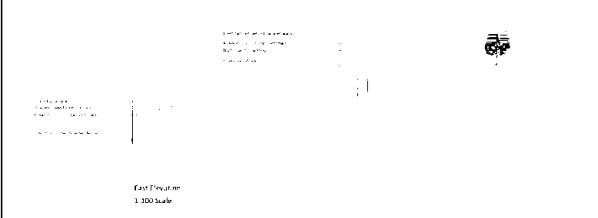
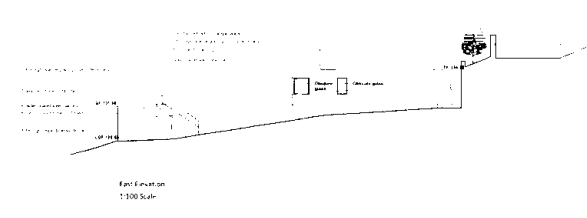
## (3) A second window to the eastern boundary

Approved application	Retrospective application

We object to the addition of a second window to the eastern wall. Given the way in which this property is being developed, [REDACTED] that it will be built according to the approved plans. [REDACTED]

**(4) Black cladding to the eastern boundary**

The Council's decision dated 3 August 2021 makes clear that the external facing materials detailed on the approved plans shall be used, and no others substituted, to ensure that the materials are appropriate to the locality. The approved application detailed K-Rend to the top floor (which was to be light grey) with burnt larch cladding only to the edges (which is jet black). Whereas the retrospective application seeks approval for black cladding across the entire face of the top floor:

Approved application	Retrospective application
	

Black cladding across to the top of the eastern elevation would be entirely out of keeping with the materials used in the adjacent buildings and will be an eyesore [REDACTED] who use the public path. It will be easily seen from the road level of Hammond Drive and if retrospective approval is given the property would look like a most unpleasant industrial unit.



Finally, we query the height of the extension currently developed to the north of the property, noting that as it is, it is higher [REDACTED]

Accordingly, we invite the Council to reject the retrospective application and to take necessary remedial action to ensure that the breaches of planning control are rectified. We agreed to the original approved application which we trust the Council will have the confidence to enforce.

Yours sincerely,

[REDACTED]