

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 May 2023 11:59  
**To:** Planning  
**Subject:** Planning application objection  
**Attachments:** Arboricultural Impact Assessment April 2023.pdf; Objection to planning application No.docx



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For attention of Mark Waleczek

Please find attached objection letter and accompanying report supporting objection to planning application no. 3/2023/0261, I will also post a hard copy to the planning office.



## **Objection to planning application No. 3/2023/0261**

We are objecting to the above application on the following grounds:

- **Preservation of protected trees**

Whilst included with the application there is a tree survey and the application states it 'fully considers the mature trees that surround the site' this statement is untrue. The survey measurements included are inaccurate and the root protection area is larger than stated. We have had our own independent tree surgeon measure the mature beech tree and complete an arboricultural impact assessment (report included) The diameter of the trunk is at least 11 cm more than the 65cm stated in the application, therefore, the root protection area needs increasing by a further 1.32m. This would require the footprint for the development to be moved forward by at least this.

The ash tree situated alongside the beech was physiologically damaged in 2012 when the applicant applied for permission to remove overhanging branches. His tree surgeon removed the crown from the ash tree resulting in a decline in its physiological condition in the following years. The tree is however, structurally in good condition and we have been advised by the Ribble Valley Tree Protection Officer that it should remain in place as it supports and protects the beech tree adjacent to it. The root protection area for this tree should therefore, not be reduced by two thirds as stated in the applicant's tree survey. This tree's diameter is also more than stated in the survey again by at least 10cm so the unreduced root protection area would increase by 6.8m significantly impacting on the proposed footprint of the development.

We are concerned that any damage to the roots of these mature trees may not impact on their health and survival until a few years hence, at which time, considering the advanced age of the applicant we may have no opportunity to prosecute for the damage caused. More importantly, beautiful mature trees such as these create a haven for wildlife and cannot be replaced.

- **Invasion of privacy**

The proposed plans include a two floor glazed gable end on the south elevation, this [REDACTED]

The application states that 'consideration has been provided to surrounding properties by introducing obscure glazing at first floor on the front elevation, all other windows will have little impact on the [REDACTED] This statement is untrue.

The east elevation of the proposal [REDACTED] and the noise pollution from the proximity [REDACTED] for the duration of the building works, detrimental to the [REDACTED]

The application states 'the proposal has been designed to ensure there is no negative impact on the surrounding residential area' again this statement is untrue. Obscure glazing on the front elevation is not in keeping with the character of surrounding properties.

- **Over development in a conservation area**

The building of a three bedroom property on the lane will likely increase traffic by two cars. Whilst the development includes a parking area for two cars the creation of an additional driveway access removes car parking spaces for the three Victorian terraced houses directly opposite. Those residents would therefore, either have to park away from their homes or directly outside their own residences resulting in limited access to the new driveway. With the completion of Brookes Close in the last two years, traffic up and down the lane has significantly increased and the removal of these parking spaces would add to the traffic issues. Large delivery and refuse collection vehicles require the wider space at the top of the lane to turn around, if this was congested with more parked cars then these vehicles would have to reverse back down the lane and into the traffic at the Station Road mini roundabout. There is no pedestrian footpath on the lane which is a very popular route for dog walkers and hikers to access the public footpath to Spring Wood. The application does not consider these safeguarding issues.

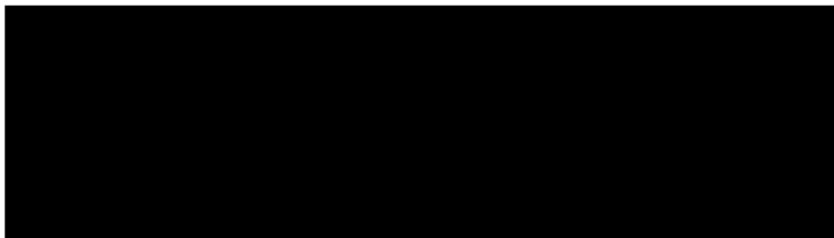
[REDACTED] further inaccuracies and questionable statements include,

- ' This proposal is designed to facilitate a bespoke dwelling to assist with downsizing and future needs' The applicant [REDACTED]
- The plan of the existing garage is inaccurate, it shows no window on the east facing elevation. Whilst this does not impact on the proposal it is further evidence of inaccurate information contained in the application.

Also,

- The application differs significantly in size from the pre application submitted in December 2020.

In light of all the above concerns we strongly object to this planning application.



**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 May 2023 22:17  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0261 FS-Case-514314125

**Planning Application Reference No.:** 3/2023/0261

**Address of Development:** Brookes House, 8 Brookes Lane, Whalley, BB7 9RG

**Comments:** Dear Sir / Madam,

After looking at the plans for the above proposed dwelling in the grounds of 8 Brookes Lane, we are writing to raise our objections on the following grounds;

**Conservation / protected trees**

Brookes Lane lies within a conservation area and the existing trees surrounding the proposed dwelling have always been one of the feature that create the uniqueness of the lane. Any construction work could have a detrimental impact on these mature trees and their growth now or in the future and this would impact significantly on the lanes character and appearance.

**Design and privacy**

It is acknowledged that there is already a garage built on the proposed site. Point 3.1 of the heritage statement stipulates that 'the replacement building is of similar size to the garage and would not have a harmful impact on the character of the preservation area'. We would strongly disagree with this statement. The footprint of the two storey dwelling is considerably larger / higher than the existing garage and differs appreciably from the original pre application submitted in December 2020. We believe that it would profoundly impact on the lanes character and preservation area, due to the following facts;

a) the three more modern properties on the right hand side of the lane are set well back and don't impede on the vistas as you walk up the lane. The plans indicate that the proposed two storey dwelling will be built significantly further forward than these properties which would result in a dominant building very close to the lane side that does not respect the character and appearance off the lane and would impact significantly on the streetscape.

b) there will be no screening to the front north side site boundary due to the proposed opening in the wall to gain access to the dwelling. Section 6 of the supplementary planning guidance specifies developments should not overlook adjacent dwellings. In our opinion, the windows would overlook the gardens and habitable rooms of the three Victorian houses opposite the proposed building and therefore impact on our privacy.

We note that obscure glazing is planned for the front elevation of the building, this would be totally out of keeping with the surrounding buildings and again would impact significantly on the vistas in this conservation area.

**Adequacy of parking / Highway safety**

The new dwelling, its access and parking area will introduce more activity in the lane which is already struggling with traffic congestion following the completion of three new houses on Brookes Close.

The lane is very popular with dog walkers and hikers accessing the public footpath to Spring Wood and this

increased activity is a cause for concern for the safety of residents, children and pedestrians.

To gain access to the property the plans detail removal of a large section of wall opposite the three Victoria houses to accommodate two off road parking spaces. In doing this it would entail the loss of two / three existing on road road parking spaces that have been used by the residents of [REDACTED] for over 30years. There are no pavements on the lane and we could all park directly outside our properties but this would then lead to limited access to the new dwelling and cause further congestion on the lane.

We would be grateful if the council would take our objections into consideration when deciding the application

Yours faithfully,

[REDACTED]