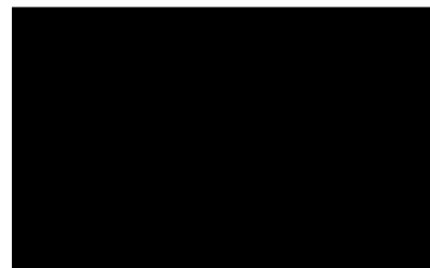
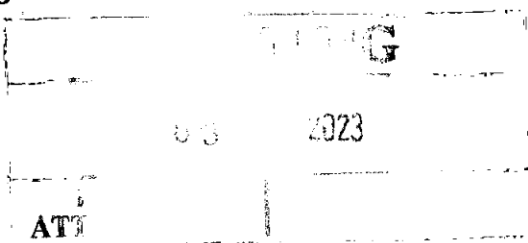


Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



1st May 2023

Proposal: Removal of existing shed in the rear garden and construction of a detached garage and detached garden room to the rear of property at 33 Lyndale Avenue Wilpshire BB1 9LP

Planning application No: 3/2023/0279

Planning Officer: Lucy Walker

Dear Lucy walker

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these buildings in this location for the following reasons:

- 1: The plans submitted with the application are not detailed enough and are inaccurate in respect to the trees and shrubs situated in the applicant's garden [REDACTED]
- 2: In the submitted application form they have have stated that; there are no trees within falling distance of the buildings, or there is no requirement for trees or hedges to be removed. I believe that both these statements to be incorrect.
3. There is a [REDACTED] and immediately adjacent to the proposed garage site. I am sure damage would be done to the roots of this tree during any foundation work required. Possibly causing irreparable damage to the roots of the tree, thus, either killing the tree or making it unstable therefore creating a fall hazard.
4. No dimensions are given for the exact placement in relation to the properties boundaries. However, from scaling the drawing I would suggest that the garage is close to 500mm [REDACTED] Given the overall dimensions of the garage this particular structure is not a lot smaller than the dwelling that it would share the site with. I therefore assert that the proposed development, by virtue of its proximity and scale, will result in an unsympathetic and overbearing impact upon the garden area associated with not only mine but my [REDACTED] Therefore being of detriment to the residential amenities of current and future occupiers of our properties.
5. This proposed development is trying to be squeezed into the smallest area of the applicant's garden, there is more than sufficient space in other areas of their plot, in the

Continued

event that another location had been selected I am sure the impact on [REDACTED] [REDACTED] would be considerably reduced. Thus reducing the need to object to the proposal. I would also suggest that the proposed layout is of detriment to their own property, given the height of the garage and the close proximity to the bungalow, with the path of the sun being what it is there would be shade from the sun and shadowing to the rear wall of their property.

6. I would also suggest that given the size of garage [REDACTED] [REDACTED] This could have an impact in many respects in the neighbourhood from the transport routes down to the property to the noise on the site made by equipment used. This may not be the initial plan for the development by the applicants. However, [REDACTED] [REDACTED]

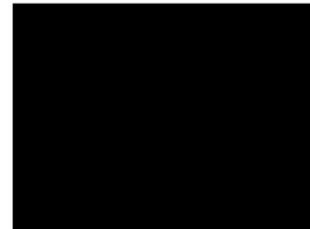
7. Some of the above points I have raised above would suggest, in my view, that the application is in direct conflict with sections of Policy DMG1 and DME1 of the Ribble Valley Core Strategy.

8. And finally. This procedure I am going through now is a democratic right. However, I should have the right to the reply from the immediate outset of the application. This I was not given the benefit of in this instance. In this case the parish council passed this application without objection two days before I received the notification of the request for planning permission. I find this a obstruction of my rights. When RVBC send out the letter of notification they should check that the recipient's will be able take up their right to reply at the Local Parish Council meeting and draw the councillors attention to items that they may not be aware of and therefore not passing the plan forward passed without objection, based on very little background information. I understand that they are not the final arbiters of this process but to get a PC on board must help with my case to have the application refused.

Yours faithfully

[REDACTED]

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1st May 2023

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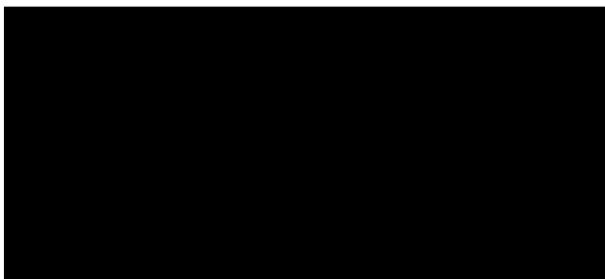
Planning application No: 3/2023/0279

Planning Officer: Lucy Walker

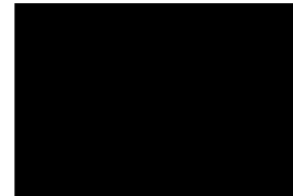
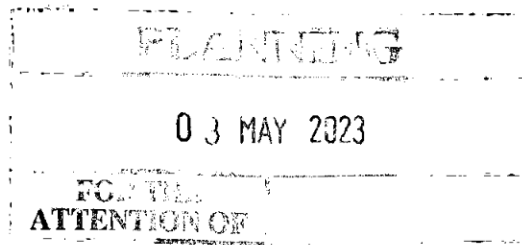
Dear Lucy walker

I am writing in connection with the above planning application. [REDACTED] and I know the land [REDACTED] very well. I wish to most vehemently object to the erection of these buildings in this location due to the following:

- 1: The plans submitted do not show any detail of the trees and shrubs situated in the applicant's garden.
- 2: In the submitted application form it states that: there are no trees within the area of the development, although at the [REDACTED] within the applicant's garden, that I would think are within falling distance of the proposed buildings
- 3: The trees mentioned above are growing close to a retaining wall that [REDACTED] [REDACTED] The position of the garden room shown would suggest that the trees would require removal. This work could possibly undermine the integrity of the foundations of the wall and consequently weaken the structure that holds back potentially tonnes of earth.
- 4: The overall dimensions given for the garage would mean that it will not be a lot smaller than the bungalow that it will occupy the site with. I would therefore suggest that the proposed development, by virtue of its proximity and scale, will result in an unsympathetic and overbearing impact upon the garden area associated with not only mine but my neighbour's gardens. This therefore suggests that the proposal will have a lasting and detrimental effect for the residential amenities of current and future occupiers of our properties.
- 5: The proposed placing of the buildings in an area that is limited in space would seem at odds with the amount of space the applicant's have at their disposal within the plot. There are areas within the larger section of the plot where these buildings could be situated without impacting on their neighbours living on [REDACTED]
- 6: I am also concerned that the size of garage [REDACTED] In turn this would disrupt the peaceful nature of the area by virtue of the [REDACTED]
- 7: Some of the above points I have raised above would suggest, in my view, that the application is in direct conflict with sections of Policy DMG1 and DME1 of the Ribble Valley Core Strategy.



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Planning application No: 3/2023/0279

Planning Officer: Lucy Walker

Dear Lucy walker

I write in connection with the above planning application. [REDACTED]
applicant's garden that is the proposed location for the above buildings. I know the site well and wish to object to the development of these buildings in this location for the following reasons:

1. The plans submitted with the application are not detailed enough, ie. no dimensions shown to property boundaries, and are inaccurate in respect to the trees and shrubs situated in the applicant's garden, are not shown.
2. In the applicant's garden there are trees along the boundary line of the property along with some substantial shrubs. However, In the submitted application form they have have stated that; there are no trees within falling distance of the buildings, or there is no requirement for trees or hedges to be removed. I would suggest that both these statements to be false.
3. The overall dimensions of the garage suggest that this particular structure is not a lot smaller than the bungalow that it would share the site with. I therefore put forward the point that the proposed development, by virtue of its proximity to adjacent properties, with its scale and stature, will result in an unsympathetic and overbearing impact upon the garden area associated with not [REDACTED]
[REDACTED] Therefore being of a detriment to the residential amenities of current and future occupiers of [REDACTED] properties.
4. This proposed development is attempting to fit a building of such a size and stature into an area of the garden that is unbecoming of a structure of such high-visibility. such that, I would suggest that the result is an incongruous and anomalous form of development that would appear visually at odds with the surroundings. I would also remark, that if they really require a garage of such volume that there are other areas of their available plot that would more beneficial to the applicant's and their near neighbours.
5. It should also be considered that given the size of garage [REDACTED]
[REDACTED] This would have an impact in many areas of the neighbourhood not just my near [REDACTED] who will be overlooking the site and also having to hear any any noise that is generated from the premises but those that live along the route to and from the main road of Whalley Rd.
6. Some of the above points I have raised above, would suggest, in my view, that the application is in direct conflict with sections of Policy DMG1 and DME1 of the Ribble Valley Core Strategy.

Yours faithfully

