



670  
 PLANNING  
 AUG  
 ATTENTION OF



*Point*



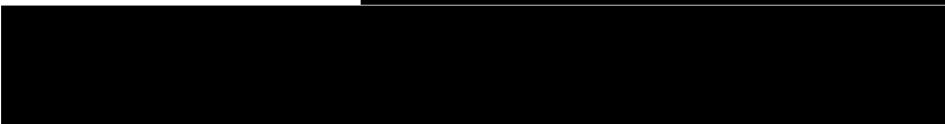
*Back*

*length*

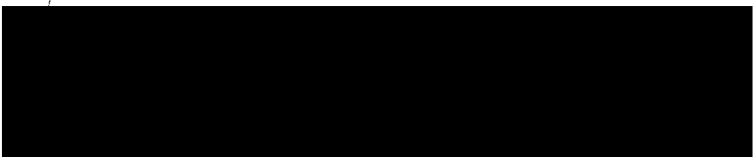


*Casey*

*Building*



*thank you for your*



[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
21 August 2023 20:21

**To:**

Planning

**Subject:**

Application 3/2023/0610 13 Clitheroe Road

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

I have examined the files emailed to me for consideration.

My objection to the proposed alterations to 13 Clitheroe Road is that with the frontage being lengthened by a side extension, the West side of Clitheroe Road will become more and more solid and a virtually uninterrupted wall of masonry. The 'chalet' style house at No. 11 will be left out of scale with two dominant properties on either side of it. Since that side of the road is higher than the East side it will have a dominating effect.

I have found it difficult to judge the impact of the side extension on the front view of the house as there is no proposed East elevation provided. I have written to the Director of Economic Development concerning this in a separate email. I can only calculate the width of the proposed property from the last file presented; the Site Plans in which the scale is deceptively small. This shows a path down the North side of one metre. This is a mere chink of light between No 13 (as proposed) and the neighbouring property.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 August 2023 20:38  
**To:** Planning  
**Subject:** Nature of the plans presented for Application 3/2023/0610

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Nicola Hopkins  
Concerning the plans presented for consideration for the above.

1 I would like to know why it is acceptable for the architect to present files as follows;

the Existing Floor plan file is presented at a scale of 1:25, the proposed ground floor plan at a scale of 1:50 the site plans at a scale of 1:100?

2 I have noted that no elevation view of the proposed development from the East is shown. In my opinion, the increasingly small scale on the documents as presented gives a misleading view to the lay observer. The lack of a proposed front elevation means that the plans do not do justice to the impact of the development on the view from the East. If I was of a suspicious mind, I might suspect that the person submitting the documents was trying to ensure that the unpractised eye would not spot that the property was being widened considerably.

I would be interested in your views on the first question and I would like to know to what extent your office is mandated to ensure that planning applications present a thorough and easily read picture of the proposal.