


[REDACTED]

From: [REDACTED]
Sent: 24 August 2023 09:56
To: Planning
Cc: [REDACTED]
Subject: Re: Planning Application Reference No. 3/2023/0623

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Re: Planning Application Reference No. 3/2023/0623
Applicants: Mr & Mrs Haley
Property: 95 Chatburn Road, Clitheroe, BB7 2AS
Your Email Response Address: planning@ribblevalley.gov.uk

[REDACTED] are the joint legal Freehold owners of the [REDACTED]
[REDACTED]

We are in receipt of the Neighbour Notification sent by you to ourselves in connection with the above Planning Application proposals.

In accordance with your compliance requirements in respect of clarity, we write to confirm our formal objection to the proposals in conjunction with this Planning Application.

We are not in principle against [REDACTED] wish to extend their property to create an Orangery, our concerns relate to the impact that the related works will [REDACTED]
In view of the fact that their [REDACTED]
[REDACTED] we do not wish to [REDACTED] and also the unsightly [REDACTED]
[REDACTED]

The primary reason for our stance in this matter relates to the point that the proposals appear from the plans to involve the removal of the entirety of the existing pitched grey slated roofing which is located over the existing kitchen of 95 Chatburn Road.

This pitched grey slated roof [REDACTED]
[REDACTED]
[REDACTED]

We know from the history of the property that the current kitchen extension to No. 95 Chatburn Road was built around 1933, when the whole detached property known as Bankfield House, was divided to form two semi-detached properties.

This work and most especially the pitched roof alignment over the kitchen to No.95 Chatburn Road is wholly in keeping with the Victorian style and architecture of the whole property.

Any proposal that involves the removal of the existing pitched grey slated roof [REDACTED]
[REDACTED] as well as the style and visual impact on the [REDACTED]
[REDACTED]

As the proposals stand, we therefore wish to register our formal objections to the proposed plans involved in this application, most particularly in so far as they affect the existed pitched slated roofing over the kitchen to No. 95 Chatburn Road and the proposed removal of it.

In an effort to assist in constructive further deliberations over these proposals, perhaps there maybe some flexibility for the plans to be amended to reflect [REDACTED] with an amended proposal that retains a significant part of this existing pitched slated roofing so that the integrity of this roofing [REDACTED] down towards an area of flat roofing around the proposed lantern located over the proposed Orangery. This would also leave the ridge of the existing kitchen roof and the pitched elevation of it [REDACTED]

We wonder whether this may work with a smaller area of flat roofing around the lantern area? If so, this would result in the retention of the existing grey slated pitched roof that [REDACTED]

[REDACTED]

[REDACTED]

The aspect and view to [REDACTED] pitched roof area from [REDACTED]

[REDACTED]

[REDACTED] the aspect of this roof area as it currently stands. To be clear [REDACTED] are not in agreement with its removal.

Finally, in the light of the location of some of the proposed building works [REDACTED]

[REDACTED]

[REDACTED] may well also be required to be entered into in respect of any works that may be agreed upon.

If there is any uncertainty over any of these comments and observations [REDACTED] very happy to discuss them further with the Applicants or others whom it may concern for clarification.

Yours sincerely,

[REDACTED]