

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 November 2023 15:36  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0778 FS-Case-559402609

[REDACTED]

**Planning Application Reference No.:** 3/2023/0778

**Address of Development:** 2 Goosebutts Lane, Clitheroe

**Comments:** After reading the resubmission documents concerning the above I would like to point out the following.

On the planning application section 3, it states that change of use hasn't started. The property has had visitors staying in it on three separate occasions. On one of these visits the occupants dog cleared the boundary wall [REDACTED]

I read through the agent's statement to the planning department and whilst I have to admit that I don't understand the ins and outs of the National Planning Policy Framework. There are one or two points which he raised within the statement that are inaccurate.

Firstly, for some reason the agent seems to think, that second reason for refusal revolves around the rear yard? There is nothing I can see in the planning refusal documents which refer to this yard. Only that "the proposed use of the property would be incompatible with the residential character of the area and would have a harmful impact upon the amenity of the neighbouring residents".

Secondly, he states that the yard does not abut the garden area [REDACTED] but is adjacent to it's eastern elevation which has two non-inhabitable room windows. This is not true,  
The boundary wall [REDACTED]

Perhaps a photograph of this elevation should have been included with the others. Strange.

My concerns are the same as stated for the initial application and nothing has changed.

I would point to note 2 of the refusal of planning permission and ask what has changed to reverse the decision?