

[REDACTED]

From:

Sent:

[REDACTED]
20 November 2023 11:49

To:

Subject:

[REDACTED]
Planning applications 3/2023/0844

⚠ External Email

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Hello

I am [REDACTED] There is no PC meeting in time to discuss the above application at 5 Whalley Road, but I have received some concerns from the resident of [REDACTED] [REDACTED] has sent me a photograph of the area where the proposed planning application is relevant. It appears to show that there is some difference in the relative heights of his window and the proposed fence. I am therefore passing on my concerns that the dimensions shown on the planning application are not an accurate presentation and that this has significant implications [REDACTED]. I have suggested to [REDACTED] that [REDACTED] contacts you [REDACTED] about this matter and send a photograph to illustrate the area. In case [REDACTED] does not send the photo, I shall send it in a separate email.

[REDACTED]

Ribble Valley Borough Council,
Council Offices,
Church Walk, Clitheroe.
Lancashire. BB7 2RA.

Planning Application No: 3/2023/0844.
Resubmission of application: 3/2023/0058.
Re: 5 Whalley Road, Read.

Dear Sir/Madam,

The applicant holds Planning Permission for a Glass Balustrade between 3 & 5 Whalley Road to the rear, this was granted by way of protecting No 3 Right for Light but has been ignored and an unauthorised solid timber fence was erected by No 5. 18 months ago, the applicant has since sort to circumnavigate the issue of Right for Light despite R.V B.C. and Planning Inspectorate directive.

The applicants previous rejected application 3/2023/0058 was appealed and went to the Inspectorate* who clearly rejected the appeal on No 3 right for Light along with the dismissal of the proposed plans submitted by No 5 due to discrepancies, this is now being repeated with incorrect and misleading plans again being submitted and show incorrect height of unauthorised fence in relation to

[REDACTED] no showing of a rear window at No5 overlooking the garage, any movement of the unauthorised fence back would then have a solid fence sited across the middle of the unshown window that would hardly give any further privacy and would look stupid with the window bordering each side of a fence.

The property No 5 is rented and the area on top of the garage is not used and certainly not occupied by any green fingered party to make any unsafe proposed Flowerpots appealing!

The properties are south facing and have a clear rotation of the sun across the back and since the unauthorised fence was erected a further third of light was lost (half as much again to the garage height), by now suggesting the unauthorised solid fence is moved back 1mtr is giving little back as the sun sets to this west side and amounts to most of the available day light.

[REDACTED] the property, this unauthorised fence area has ground floor Window, all the other properties on this stretch of Whalley road have the full width of back yards for light even when the rear is against any extended property.

We ask you to dismiss the above application that would not comply with the Ribble Valley Core Strategy Development Plan maintaining the [REDACTED] reported by the Planning Inspectorate and that the plans for the Application No 5 be again rejected as [REDACTED] the facts.

[REDACTED]

Enc*: Previous Inspectorate Report covering all aspects of above issues.

[REDACTED]

Signed statements from Homeowners in the vicinity who have voiced their opinion of the presented plans.

Name

Address

Planning Application: 3/2023/0844. 5 Whalley Road, Read.

*Retention of unauthorised 1500mm timber fence on roof of rear garage 1m in
From neighbouring boundary on one side.*

I have been shown the Rear Elevation Plans for the above and note that they
are misleading and do not reflect a true copy of the existing Fencing and Height.

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