

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 December 2023 16:55  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0903 FS-Case-570018056

**Name:** [REDACTED]

**Address:** [REDACTED]  
[REDACTED]

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2023/0903

**Address of Development:** 9 Moor Field, Whalley BB7 9SA

**Comments:** We, the residents of [REDACTED] object to the proposed planning amendment on the following grounds:

1. it increases the overlooking and loss of privacy to [REDACTED]
2. our concerns, which we believed to have been amicable addressed without objection, have been subsequently ignored by the applicant
3. the roof works and additional rooflights are already well progressed although planning permission has not been granted for the variation
4. the application states that we were consulted on 12/12/23 . We were not and, but for a chance check on the planning portal due to noise nuisance on a Sunday afternoon, would have been utterly unaware.
5. \*we wish to retrospectively raise a formal complaint regarding the earlier planning approval of application 3/2022/0130, the reason being it states in the findings:

"Residential Amenity:

The proposed extension to the dormers will be considered to have a minimal impact to neighbours [REDACTED] as this aspect of the development features alterations to existing dormer windows found on the dwelling. As such, the proposal would not be considered to create new opportunities for overlooking or loss of privacy by implementing the dormers, as it would be fairly similar to the existing situation within the street. "

This is wholly inaccurate and, with hindsight, may have been deliberately misrepresented. Prior to the applicant's original submission, the property did indeed have a rear dormer for a bathroom only, with obscure glazing to ensure there was no overlooking and loss of privacy.

Our comments on the original application, stated we would obtain assurances from the applicant to satisfy our concerns, withholding objection subject to suitable resolution. We no longer have confidence in the applicant's due regard for our privacy.

We may withdraw this objection if, and only if, all glazing to the first floor rear elevation are fitted with obscure glass as was the case with the original property. This would allow the development to continue, albeit without permission granted as yet, per the latest planning amendment, providing the fully extended space and design with little or no impact on the applicant.