

From:

Sent:

To:

Subject:

21 December 2023 10:09

Planning

Reference: 3/2023/0903 - 9 Moor Field, Whalley, BB7 9SA



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Dear Ms Hopkins

For the attention of Ms Emily Pickup.

I am writing to lodge an objection to the above planning application.

This is the third application by the owner of this property since June 2021 and it would seem appropriate to take account of the previous applications when considering the latest one.

1. Application 3/2021/0286 was granted by Ribble Valley Borough Council on 17th June 2021. This application saw the layout of the property being largely as before but with two significant front dormers and one significant rear dormer (much larger than the original bathroom dormer which had obscure glass) and with a garage extension with pitched roof including Velux-type windows (two to the rear and one at the front) and extension to rear of garage creating a kitchen diner.

Given the similarity of the plans to the original layout, there seemed no need to object as opportunities for overlooking would not be significantly greater than previously. However concerns were raised by other residents but these appear to have been dismissed.

2. Application 3/2022/0130 was granted by Ribble Valley Borough Council on 7th April 2022. The second application saw a further significant sized dormer to the rear roof, one of which is presumed to be a bedroom with clear glass, thus greatly increasing the opportunities for overlooking adjacent properties. Yet again concerns had been raised in respect of over-development of the property and loss of privacy and potential for being overlooked but once more these objections appear to have been dismissed as mentioned below.
3. The new application – 3/2023/0903 further increases the opportunity for properties being overlooked with the addition of a third front dormer and to the rear, an additional Velux-type window (which does not appear to be mentioned in the application, only shown on the proposed elevations) between the two rear dormers. To the rear, when compared to the original layout, the result will be an additional five windows overlooking the gardens and the rear of the houses which is not acceptable. This bungalow has had more than enough redevelopment with the two earlier applications.

Taken overall, this property is becoming totally incongruous in a development of mainly bungalows. It has in effect become a two storey house. This is wrong on many levels not least because the proliferation of such re-builds (there are two similar already in the area) reduces the opportunities both for new house-owners to acquire a smaller starter property and for people whose families have reduced in size to downsize their accommodation.

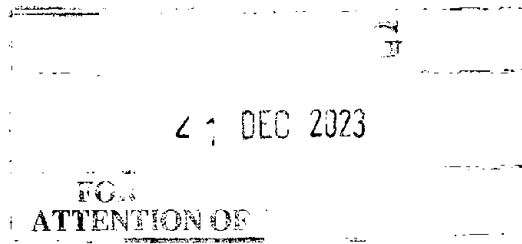
However, and most importantly, it does seem that this is an example of development by stealth whereby the end result might reasonably have been felt to have little prospect of success at the outset, since there would have been significant local objections hence it appears that the applicant is gaming the system by submitting applications step by step to achieve the end result.

Despite further concerns having been raised over the second application 3/2022/0130, it is noted that officers commented that in their opinion the proposed development would not result in any significant impact on the residential or visual amenity of the area and the application was recommended accordingly. I would strongly disagree and state again that both the incongruity of the proposals and the level of overlook would have huge impact.

This objection is written in addition and at the request of the resident of [REDACTED]
[REDACTED] (by this proposal).

Yours faithfully

Nicola Hopkins
Planning section
Council Offices
Church Walk
Clitheroe
BB7 2RA

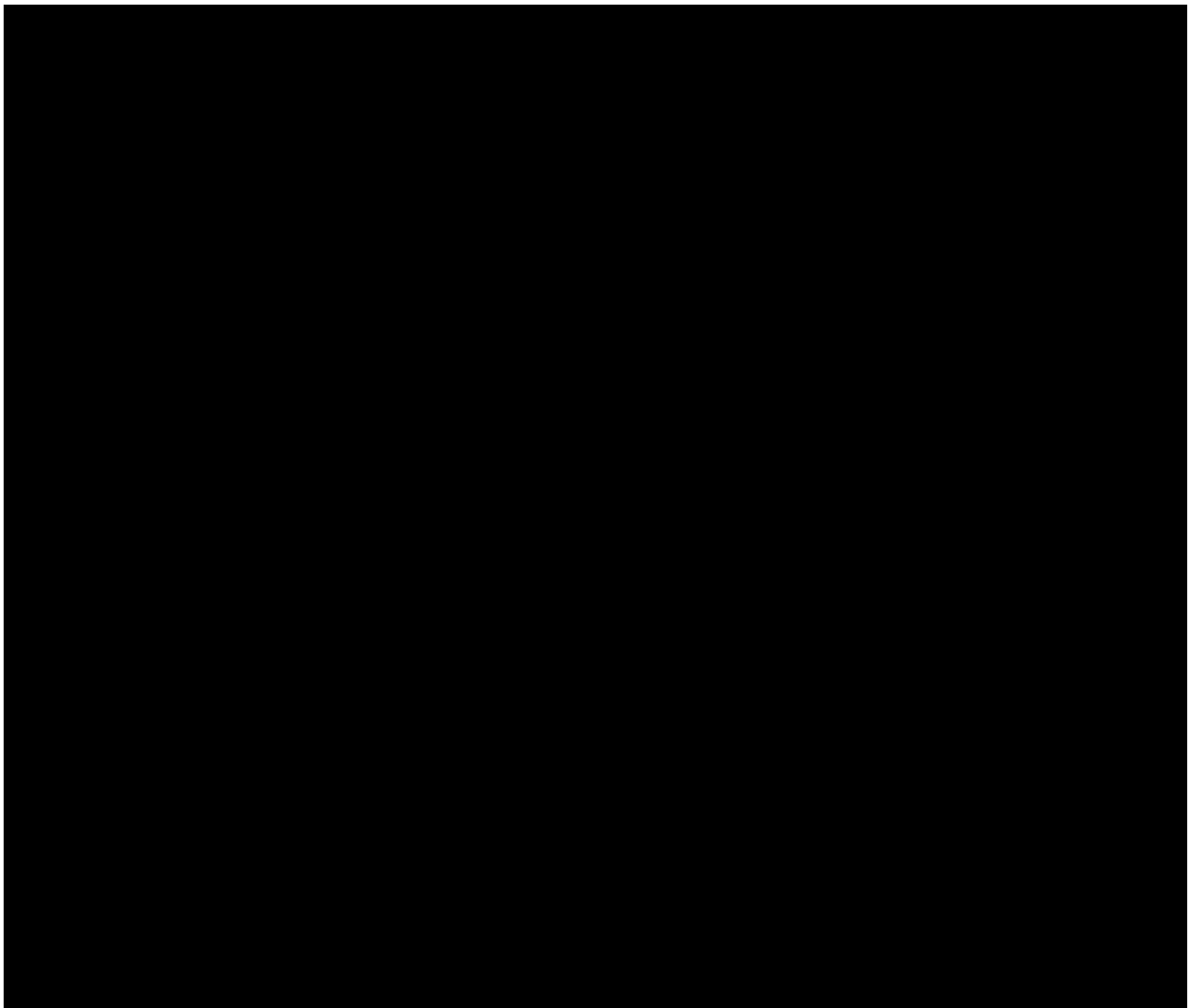


Ref. FS-Case-570018056 planning application 3/2023/0903

20/12/2023

Dear Nicola,

Following on from our letter of 18th December please see the attached images below demonstrating our point.



Having discussed progress with other affected neighbours, our previously raised points can be clarified:

1. Both the increase in height and number of glazed openings very significantly increase the overlooking and loss of privacy to our [REDACTED], as there wasn't any previous opportunity for overlooking;
2. we have had no contact or representation from the applicant regarding the amendment despite their near-daily attendance, reinforcing our belief that there was never any intent to carry through on the verbal assurances given for the previous application;
3. we trust the Planning Enforcement team have been notified that 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. Our consultation letter arrived 19/12/23, a week after the date shown. This is a concern given the short timeframe allowed for response and the successive bank holidays falling within the comment period. Neighbours all appear to have received theirs w/e 15th December, it may be coincidence that the [REDACTED] was late arriving;
5. we strongly believe there was deliberate misrepresentation of the surrounding properties and environment in the original application 3/2022/0130, which would have been plain from even the shortest visit to site. The current structure makes a mockery of the planning report findings below.

"Residential Amenity:

The proposed extension to the dormers will be considered to have a minimal impact to neighbours situated to the front and to the rear of the property 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. "

The photos speak for themselves, however the assertion that it's similar to the existing situation within the street is simply wrong. No other bungalows on this side of the street, which have historically been permitted dormers, include anything more than an obscure glazed bathroom looking out to the rear. This appears to have been a deliberate past planning policy.

It must cause no small annoyance to you and your colleagues when developers (large or small) attempt to flout your process and jurisdiction. I'm mindful of local examples in the Punchbowl and even the barn conversion opposite Mitton Hall which had to have the ridge height reduced to comply with planning.

We trust this validates our objection to the proposed amendment and would be grateful for your advice on how to proceed in retrospectively challenging the permission 3/2022/0130 granted off the back of this erroneous report.

Your sincerely

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