

[REDACTED]

From: [REDACTED]
Sent: 03 January 2024 22:30
To: Planning
Subject: Comment on planning application 3/2023/0926

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[REDACTED]

Application number 3/2023/0926

Location address: 2 Water Meadows, Longridge, PR3 3BW

Date: 3/01/2024

Dear Ms Walker,

Having had further time to review the application and supporting documents, we would like to add further comment to those made on 21st December 2023.

1. The applicant states that whilst the garage will be converted, the car parking spaces will remain. This is incorrect. The property can currently accommodate 2 or 3 cars on the driveway in front of the garage without utilising the area allocated as a turning circle for all properties, visitors and delivery vehicles on the shared access. As previously stated, building on part of the driveway will displace vehicles to park on the turning circle. We don't believe there is sufficient space to park two vehicles in the turning circle and allow room for turning.
2. The applicant states that it is applying for permission to build a 1 storey extension. This is incorrect. The plans show a 2-storey extension including using the shell of the current separate garage and an increase in height, joining the garage when converted to the main house. There is a mezzanine bedroom and a storage area on the second floor, accessed by separate staircases.
3. The proposed extension would result in the size of the property increasing by approximately 60%. The current building has a total area of approximately 128 sq. metres. The proposed extension would add an additional 75 sq. metres resulting in a 2-storey building with over 200 square metres of space.
4. Whilst described as an extension, the proposals actually amount to a separate 1-bedroom dwelling (if not 2 or 3), akin to a mill style duplex conversion; with separate washing and kitchen facilities, its own lounge and den, and a parking space. It also has its own separate access via the path between the extension and the neighbouring property. There is also scope for the den and living room to be second and third bedrooms. Whilst we do not know the intentions of the current owner, the extension would be a desirable location to rent as an Airbnb in the future, given the locality and local countryside walks etc.
5. The 2 storey-extension, if built, will result in a considerable intensification of use, with 2 dwellings on a plot intended for one. The proposed building is larger than the previous proposed extension, which was rejected by the planners, and nothing has changed since then.

6. The property is leasehold and is the subject of various restrictions including:

6.1 Only to use the property as a single private dwelling.

6.2 not to use it for any trade or business.

6.3 Not to underlet or part with possession or occupation of only a part or parts of the property.

7. Given the above, if permission is granted, we are concerned that when built the owner would be in breach of the restrictions in their lease, as would any future owners. The purpose of these restrictions was to prevent any owner doing exactly what the application is trying to achieve. The restrictions are put in place for a reason, being to preserve the new build estate as intended and protect the interests of all the properties. There was no intention to allow such intensification.

Kind regards

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