

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 February 2024 18:56
To: Planning
Subject: Planning Application Comments - 3/2023/1011 FS-Case-588918175

[REDACTED]

Planning Application Reference No.: 3/2023/1011

Address of Development: Capital takeaway, Wellgate

Comments: I submit comments on behalf of [REDACTED] in principle we have no objection to re-purposing the property's upper storeys to residential use. Concerns that we do hold though are around the impact on the Conservation Area, particularly at this location where there is the listed Dog and Partridge pub and also Heild Well in very close proximity. The scale of the intended extension work may result in the property being overbearing and losing it's relationship with the existing street scene and setting. Very careful consideration must be given to the height of the extension which will be visible from the conservation area.

Also, whilst not a material consideration in respect of this application, [REDACTED] does hold

[REDACTED]

[REDACTED]

[REDACTED] Details within permissions have not been fully adhered to (nor enforced).