

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2024 17:58  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0029 FS-Case-618503163

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0029

**Address of Development:** 5 The Dene, Hurst Green, Clitheroe. BB7 9QF

**Comments:** This is a formal objection to work currently being carried out, and other proposed work at number 5 The Dene, Hurst Green.

[REDACTED] writing this letter in objection to some of the plans put forward, and also to those already carried out prior to planning permission or consent.

The house and land mentioned in the planning application as you will already know are in the local Conservation Area, as well as being in an officially recognised Area of Outstanding Natural Beauty.

A quote taken from the Gov.org website regarding AONBs states –

Landscape quality, whether natural or man-made landscape should be good quality.

Under the CROW Act, you, the relevant local authority, must make sure that all decisions have regard for the purpose of conserving and enhancing the natural beauty of the AONB. Your decisions and activities must consider the potential effect it will have within the AONB and land outside its boundary.

[REDACTED] first objection regards the garden/land and its dramatic change of use and appearance.

Already, before planning permission was formally requested the above site had all of its beautiful gardens cleared, including the removal of many significant trees, (see attached photos) not only this, a driveway has clearly been put in place and much of the land has had significant alterations to its original profile, including raising of levels, especially to the left of the house when viewed from the road. This is now [REDACTED] The harsh landscaping being carried out using gabions filled with stone is not in keeping with the area and gives what [REDACTED] can only describe as an 'industrial' look to the development.

This goes against the above CROW act detailed above, stating local authorities must make sure all decisions have regard for the purpose of conserving and enhancing the natural beauty of the AONB. Also of note, is that reading through the Application for Planning Permission file on your website, the section under Description of Proposed Work, the entry reads -

Full planning application for the erection of a two-storey rear extension, decking area and driveway and retrospective clearance of vegetation.

Has the work already been started without consent? – the tick box says No.

The reality is it started in July 2023. An error?

The next point of note is the section reading Trees and Hedges, 'Will any trees or hedges need to be removed or pruned in order to carry out your proposal'? Answer, again, No. The truth of the matter is that numerous trees and shrubs have been removed.

■■■■ second objection regards the introduction of roof lights, or windows.

These have been installed into the new roof facing out towards the The Dene. Once again I quote from the Application form stating that the type of materials and finish to be used on the roof will match those they have replaced. This is clearly not the case, and once again has already been implemented.

In conclusion ■■■■ would like to see the levels of the gardens to the left of the house reduced back to the original levels and the introduction of trees and shrubs along the bank facing the road to at least offset the loss of the trees taken out, also as a step towards keeping some sort of privacy for both ■■■■■■■■■■ new neighbours at ■■■■■■■■■■ would also like to see the removal of the roof lights/windows facing out towards the road and maybe reciting to face towards their rear garden.