

[REDACTED]

From:

Sent:

[REDACTED]
12 October 2024 08:05

To:

[REDACTED]
3/2024/0029

⚠ External Email

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Hi [REDACTED]

Can you please look into the planning application reference 3/2024/0029 as the applicant is seeking planning permission [REDACTED]; my concerns are as follows:-

1, The land levels prior to work commencing are in fact the levels after the land was raised. This would normally not be too much of an issue, however, as the property is situated in a Conservation area. If the property is viewed on Google Street View, the difference pre and post are clearly visible, the applicant does not reflect this in the plans submitted. The garden has seen hundreds of tonnes of contaminated spoil delivered that borders a natural river/watercourse that could be contaminated by this action.

2, On the amended proposed elevations (20th September), the south west elevation of the original property shows a window to the ground floor and a window to the fires floor, in reality both of these windows have been removed and replaced with a single double height window.

3, To the North West of the property, the basement window is now below ground level and can no longer be seen, this is (a.) Not reflected in the amended elevations which clearly show the window unobscured. (b) The land level that has been raised to cover said window has not been reflected in the existing & proposed site layout's.

4. There is no reference to the trees that were removed prior to the planning application being submitted, I specifically refer to one single stem specimen Japanese maple that stood in the grounds with a trunk girth well in excess of 10cm at 1 meter above ground level.

5. A watercourse has been disturbed that continually runs from the North/North East of the property under the newly constructed gabions, this water lays across the Dene and is treacherous when it freezes as there is no control of the redirected watercourse.

6, The unapproved addition of roof lights to the front of the property further alters the character of this established property.

[REDACTED] I understand the importance of accurate drawings, especially when they are submitted for legal permissions. The applicant cannot submit accurate ground level plans because these measurements were not taken prior to the dumping of tons of spoil into the garden, furthermore, should planning not be granted, how can the applicant return the levels to their previous heights.

The Dene was previously a relatively unspoilt AONB with many ramblers commenting on the beautiful visual aspects, the removal of trees and alteration of land levels has removed the opportunity for visitors to enjoy this unspoilt pocket of the country.

To resolve this issue, this application will be granted as there are no retained references of what was originally in place and at what level. It further confirms my original fears that commencing work without planning in place is the best way to get what you want. I hope you understand my concerns over this project, we do have to remember why conservation/AONB statuses are awarded.

Regards

[REDACTED]

[REDACTED]