

10 April 2024

Ribble Valley Borough Council
Planning Department
Council Office
Church Walk
Clitheroe
BB7 2RA

FAO Lucy Walker

Re: 6 The Dales, Langho, Blackburn BB6 8BW
Planning Application No: 3/2024/0183

We are writing to object to the above application.

The application relates to a detached property on an estate within the open countryside, just outside the village of Langho, as defined by the Ribble Valley District Wide Plan.

The property is on a corner plot, adjacent to the entrance to a small cul-de-sac, consisting of just 24 homes. Due to its position, the property and gardens are highly visibility to anyone entering, or leaving, the cul-de-sac.

The proposal is to relocate a garden fence 1.5m closer to the road / extend the length of the fence by 1.5m / and remove three trees from the fence line.

However, the site plans and drawings supplied to RVBC do not reflect this.

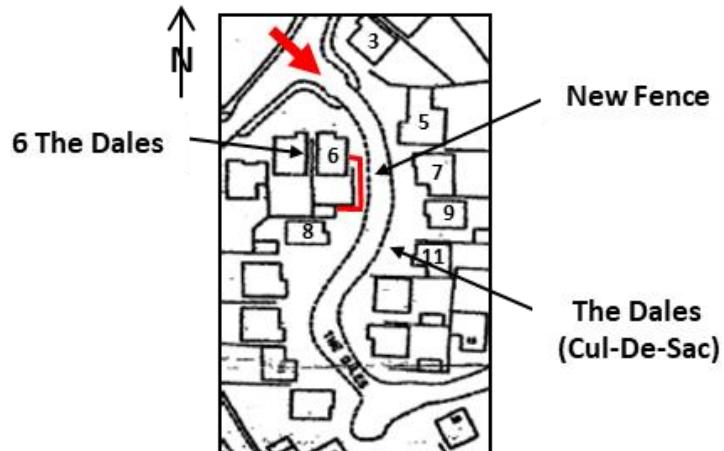
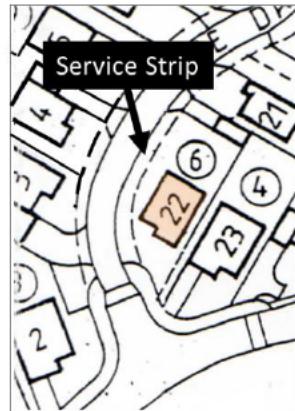


Fig 1 - General Overview (showing adjacent properties)

1. Overview

The estate was designed to be open plan. There are no walls, fences, or pavements to the front of the properties; and all front gardens are laid out as lawns, with grass down to the road edge.

On either side of the road is a 2 metre wide Service Strip that runs the full length of the cul-de-sac.



**Fig 2 - Fairclough Homes Deed Plan
Drg No H171/73_Rev K (13 Oct 1995)**

As part of the original landscaping scheme to enhance the open aspect of the cul-de-sac, provide wide sightlines, and improve road safety; the builders (Fairclough Homes) added a 3.2m wide grass verge on the right hand side of the road, adjacent to Property No.6.



Fig 3 - Entrance to Cul-De-Sac (looking south)

As a consequence, the fence is set-back 1.2m inside the property boundary line. So moving the fence 1.5m closer to the road will reduce the width of the grass verge by nearly 50%, and nullify the original intent of the builder.

The loss of the verge, together with the trees, plants and shrubs, and moving the fence forward, will have an impact on the openness of the street scene and visual amenity of the area, especially for houses to the east of the property.

2. Planning Application

The planning application is to relocate the fence 1.5m closer to the road / extend the fence 1.5m closer to the front of the house / and remove 3 trees from the fence line.

Current Layout:

The main property (A) has been extended at the back (B); and the fence runs parallel to the house, with the side gate located mid-way down the main dwelling, see Fig 4.

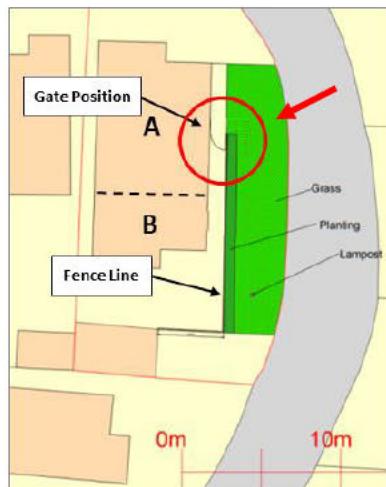


Fig 4 – Existing Site Plan

Submitted Plans:

However, the Site Plan submitted to RVBC shows the 'existing' fence and gate mid-way along the wall of the rear extension; with the new gate drawn level with the back of the main dwelling, see Fig 5.

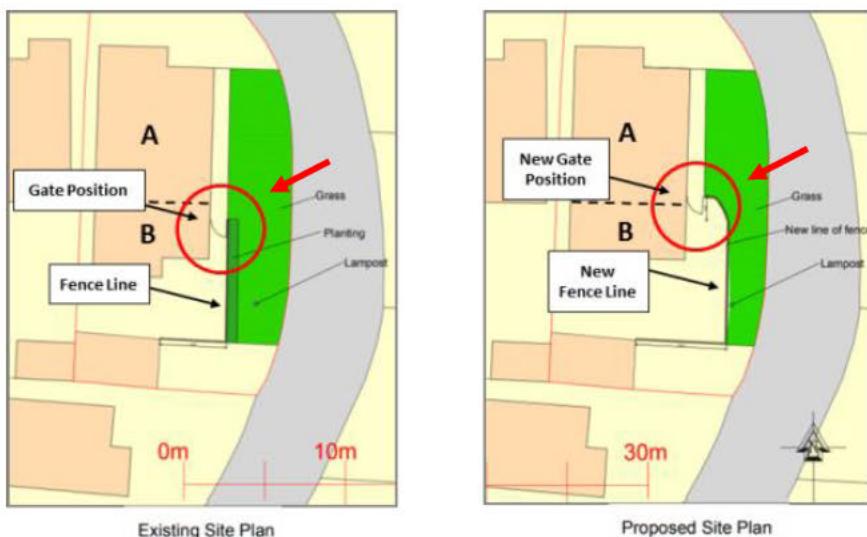


Fig 5 – Submitted Plans

The detailed fence panel drawings are also incorrect, and do not reflect the position, or length, of the existing fence line at the property.

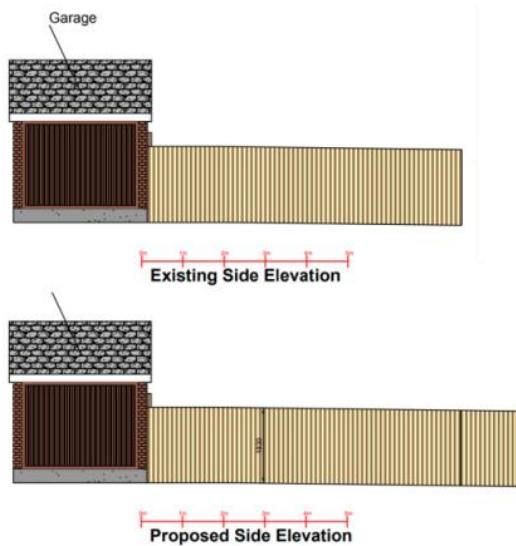


Fig 6 - Detailed Fence Panel Drawings

3. Boundary Line

The boundary line shown on the Site Plan submitted to RVBC is also incorrect. It shows the boundary running alongside the road; but as previously noted, there is a 2m Service Strip immediately adjacent to the road which the property owner does not own, and cannot build on.

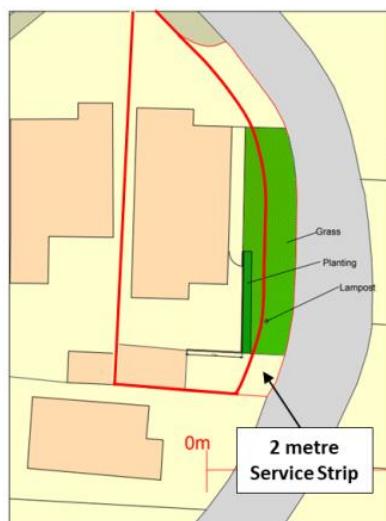


Fig 7 - Boundary Line

4. Service Strip

At its narrowest point the Service Strip is 1.2m away from the fence. Moving the fence nearer to the road by 1.5m means part of the fence will be in the Service Strip Area.

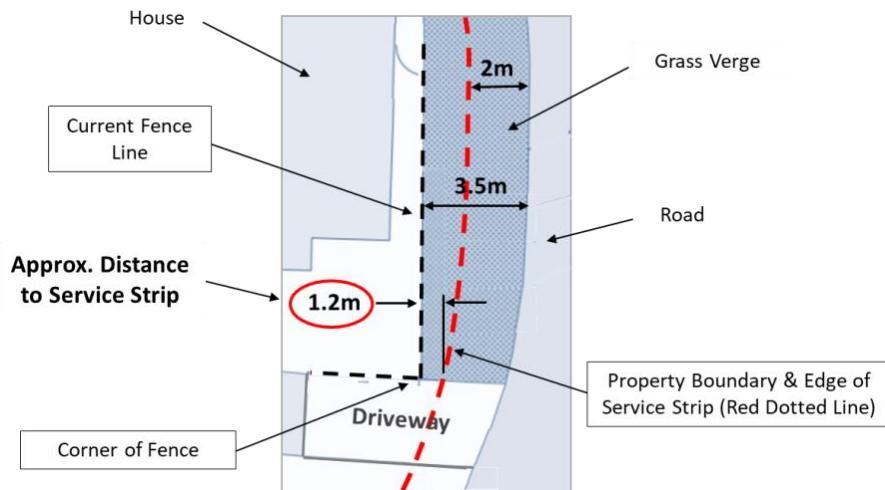


Fig 8 - Approx. Distance to Service Strip (Narrowest Point)

And the title deed for the property prohibits the construction of fences, walls or other structures within this area:

4. Not to erect or plant or permit to be erected or planted any gates fences walls structures shrubs trees or hedges on any part of the Service Areas

The photo below shows how relocating the fence 1.5m closer to the road infringes the Service Strip.

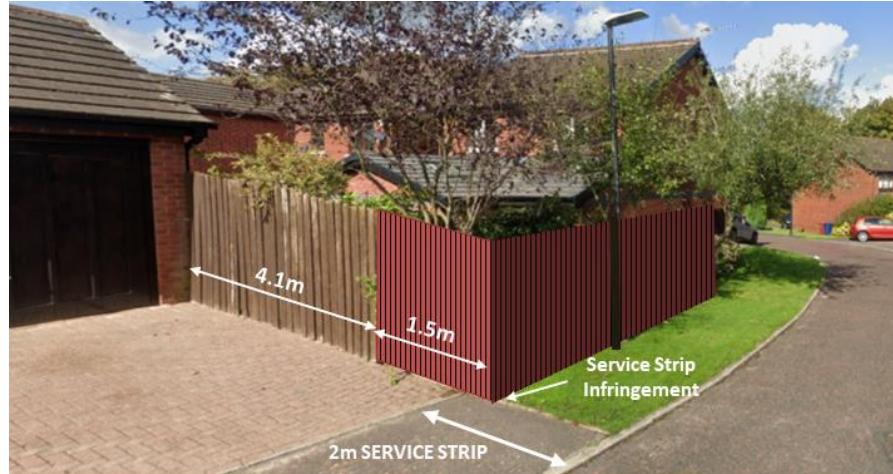


Fig 9 – Service Strip Infringement

5. Trees / Shrubs / Plants

The planning application refers to the removal of 3 trees from the fence line; however I believe the property owner now only wants to remove one tree (A); but this is not reflected in the planning application.

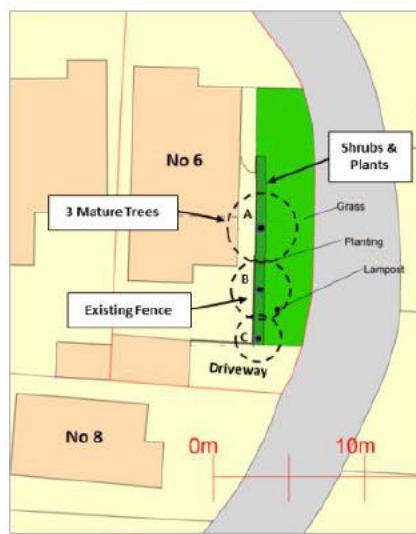
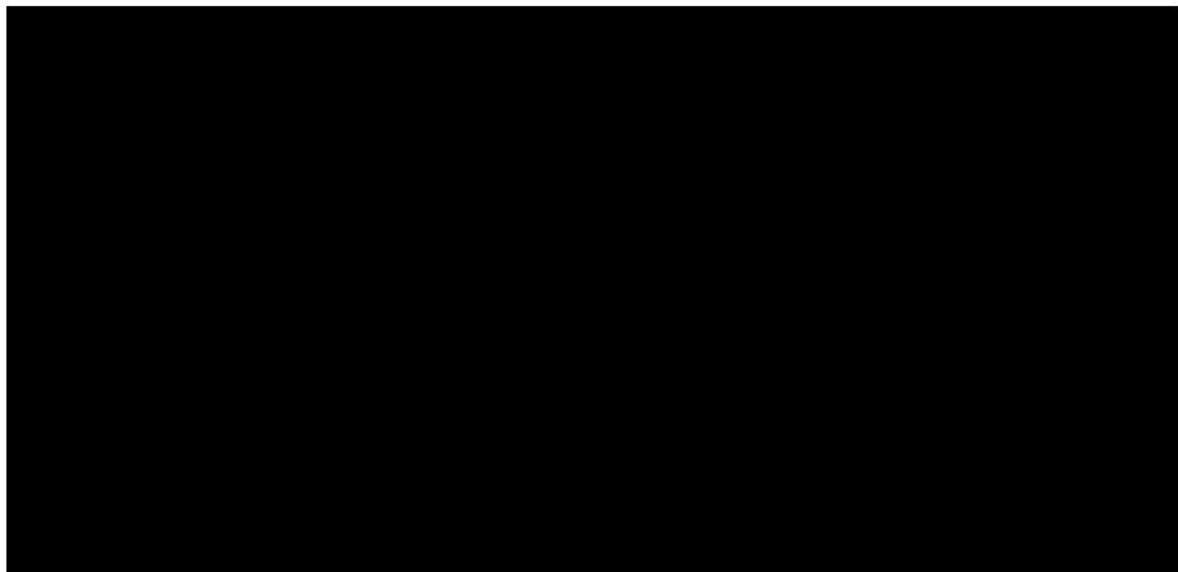
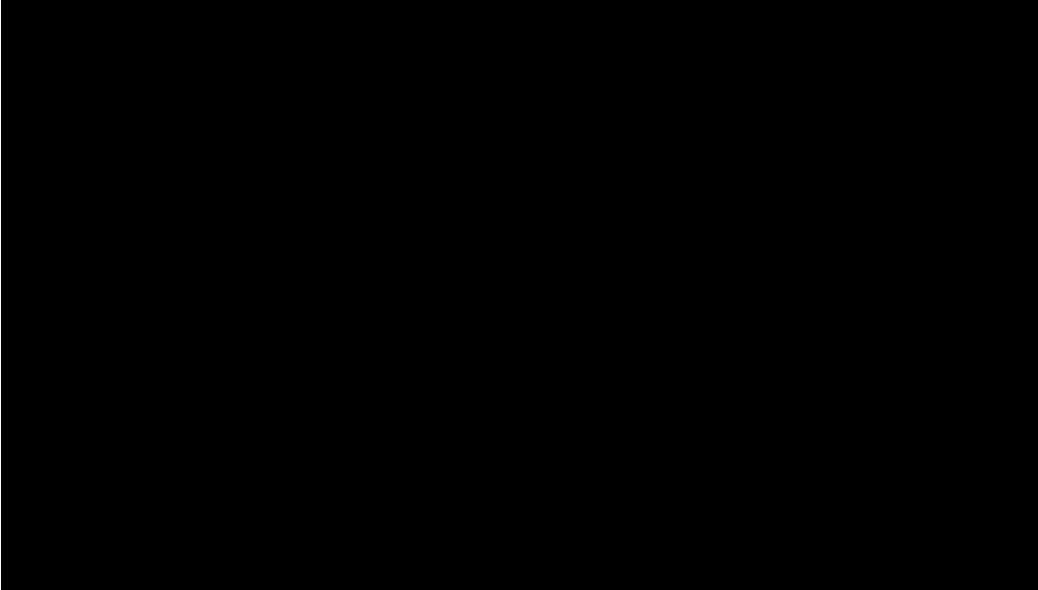
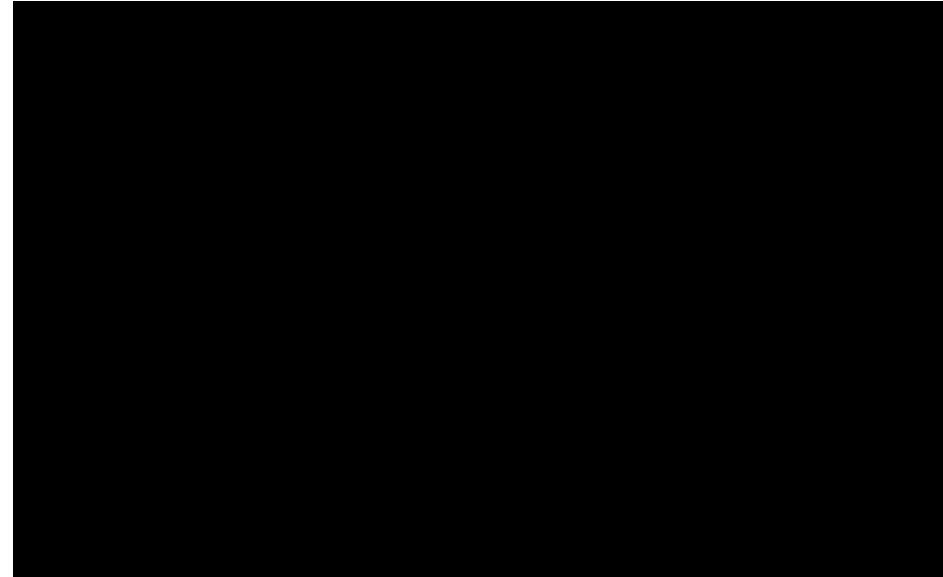
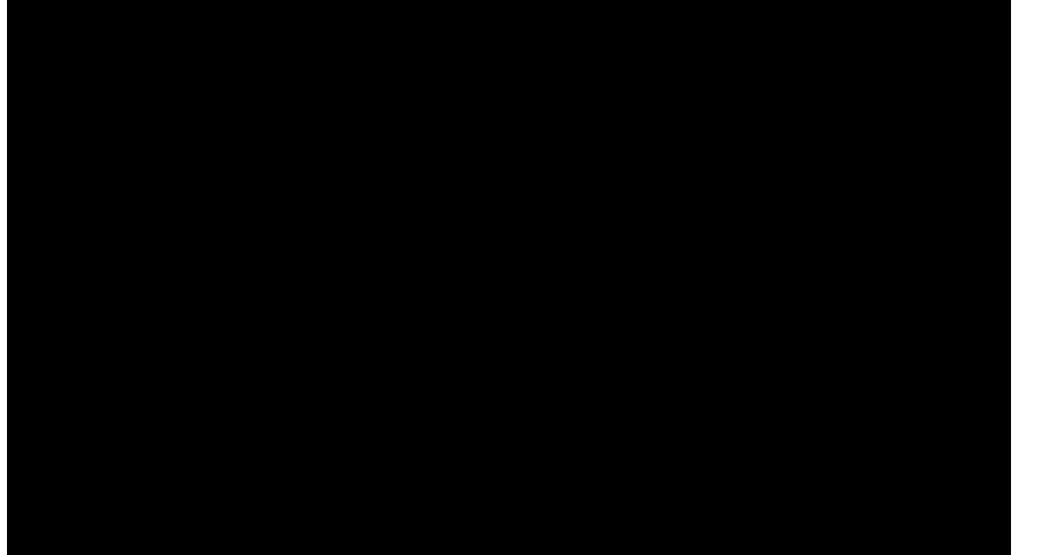


Fig 10 - Trees & Shrubs

It is important to note the 3.2m wide grass verge at the side of the road, together with the trees, shrubs and fence, provide a feeling of openness and enhance the overall look of the cul-de-sac.

Removing these features will also impact the front vista of houses overlooking the property from an east elevation; and without these features, there will be a large brick wall, with little to soften the view.





6. Landscaping Features

As previously noted, landscaping features were included by the builder when the estate was first built.

As a consequence, the fence doesn't run along the boundary, but is located approx. 1.2 metres inside the property boundary line.

This provides a grass verge that is visually pleasing to people living on the cul-de-sac / it provides a feeling of openness / and ensures good sightlines to help with road safety.



Fig 15 – General View (looking north)

The title deeds for the property also prohibit the removal, from any part of the property, anything that forms part of the builder's original landscaping scheme.

11. Not to remove from any part of the Property anything which forms part of the Company's landscaping scheme (if this scheme affects the Property) and to replace from time to time such trees and shrubs which may in the opinion of the Company's Architects be in an unfit state and be in need of replacement

7. Building Lines

The title deeds also state not to erect or maintain, or suffer to be erected or maintained on such part of the property as is situated between the front and any side Building Line of the property, and any abutting road; any building erection, or structure whatsoever, whether moveable or immovable, or gate, gatepost, wall, fence, hedge or other partition; and this part of the Property shall at all times be left open and unbuilt upon.

13. Not to erect or maintain or suffer to be erected or maintained on such part of the Property as is situated between the front and any side Building Line of the Property and the abutting road any building erection or structure whatsoever whether movable or immovable or gate, gatepost, wall, fence, hedge or other partition and not to park thereon any commercial vehicles over Eight feet in height or any caravan or other dwelling on wheels or movable dwelling and this part of the Property shall at all times be left open and unbuilt upon and (other than any roads, footpaths, private drives and

The following sketch shows the front and side Building Lines of Properties Nos.6 & 8 (dotted blue lines). It also shows the abutting road on the right. As the fence will be constructed to the right of these lines, I believe it contravenes the title deeds.

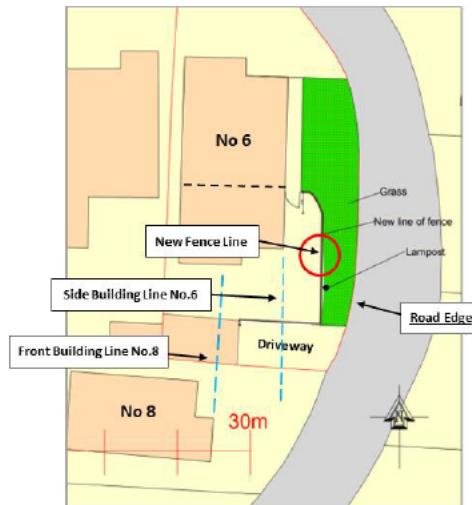


Fig 16 - Building Lines (Nos.6 & 8)

Extending the fence forward also reduces the northerly vista from the front of Property No.8; and reduces the overall openness of the road at the bottom of the cul-de-sac, see photo below.



Fig 17 - Building Lines (Property Nos.6 & 8)

8. Road Safety

Moving the fence 1.5m closer to the road would also create a blind spot for road users, and anyone using the driveway adjacent to the property, see Fig 18.

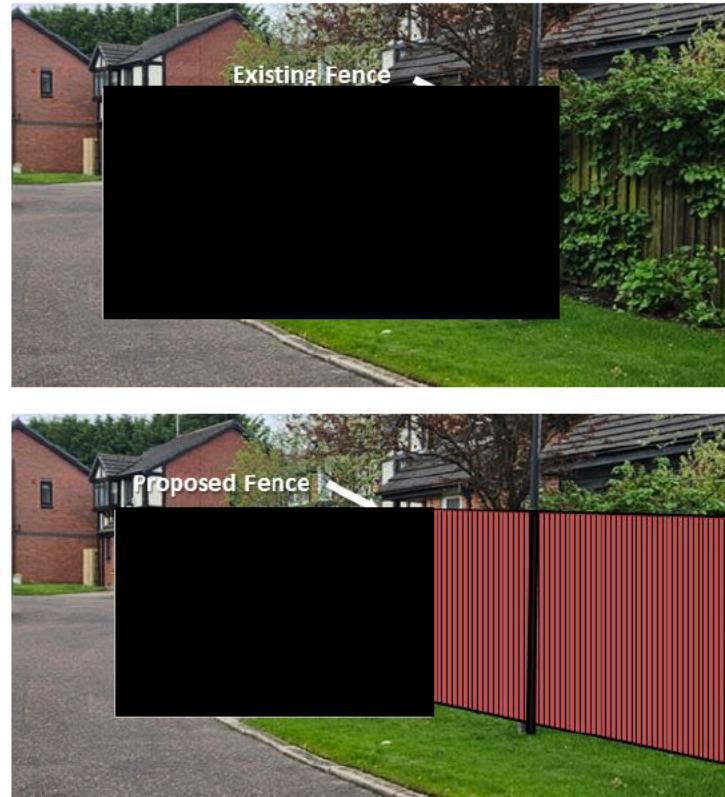


Fig 18 – Existing & Proposed Fence

9. Conclusions

I am objecting to the plans currently with RVBC, as they are ambiguous and confusing, and don't reflect the existing layout of the property. They also contravene a number of restrictions laid down in the title deeds for the property.