

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 amended plans of 29 April.

1. Site Plans

It is not clear from the plans what length the new fence will be.



The plans appear to show the fence terminating at distance (A) from the front of the property, the same as the existing fence. But there is statement on the far right of the drawing saying the new fence will be 1.5m longer.

Similarly, fence (B) is shown extending up to the edge of the service strip, a distance of approximately 1.2m; but the statement on the drawing refers to a 1.5m increase, which won't be feasible due to the location of the service strip.

Erect new fence 1.5m closer to road and 1.5m closer to front of house than existing as shown. Fence to be timber, same style as existing. this drawing is to be used only for planning submission.

Fig 1 - Drawing Statement

2. Trees, Plants & Shrubs

The revised plans do not show the x3 trees on the fence line, which the applicant wants to remove. The trees are referred to in the planning application, but are not shown on the drawings ... why not?

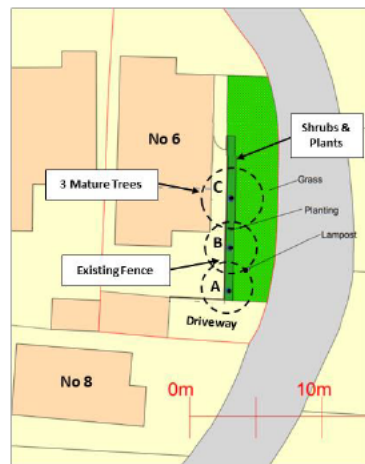


Fig 2 - Trees, Plants & Shrubs

It is important to note, the trees are in a TPO area, and together with the grass verge, plants and shrubs, form the main 'front' vista for the properties opposite.

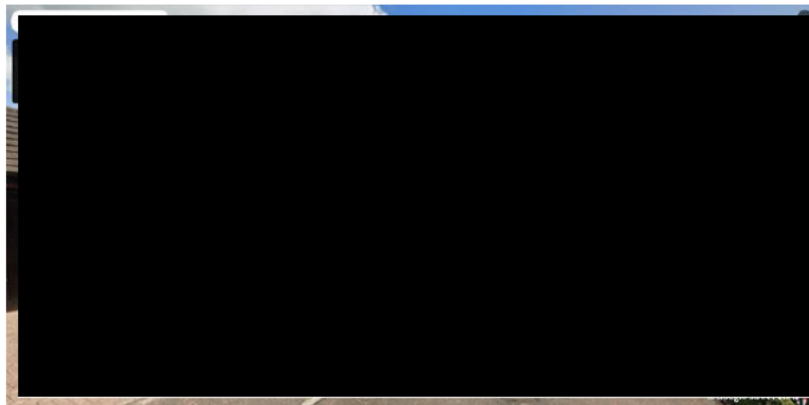


Fig 3 - View of Trees (Looking North)

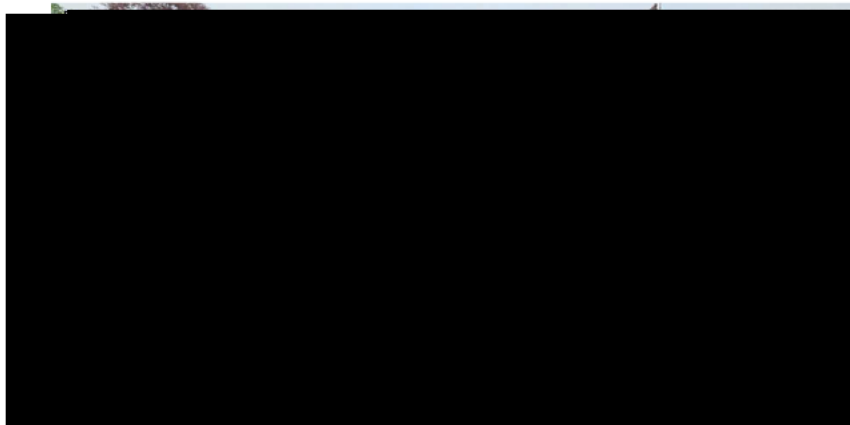


Fig 4 – View of Trees (Looking West)

3. Site Overview

The estate was designed to be open plan. And other than a short stretch of pavement at the start of the cul-de-sac, there are no walls, fences, or pavements in front of any of the properties; and all gardens are laid as lawns, with grass down to the road edge.

The property is on a corner plot at the entrance to the cul-de-sac. Due to its prominent position, the property and gardens are highly visible to anyone entering or leaving the cul-de-sac.

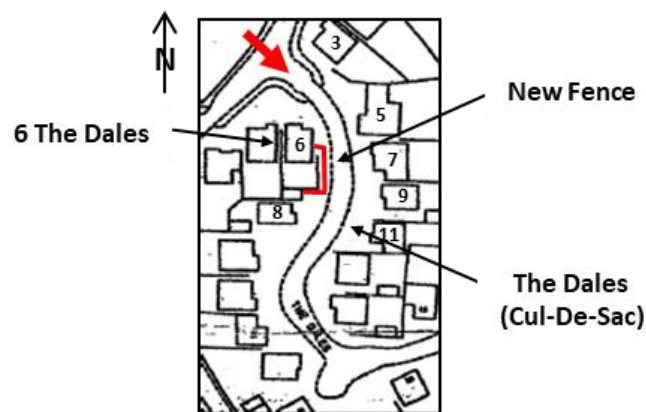
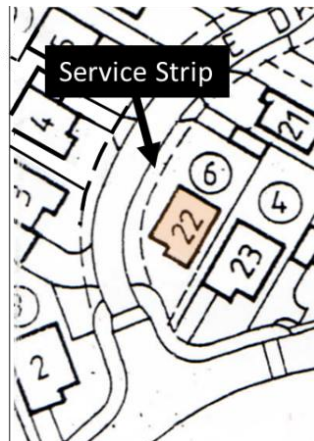


Fig 5 – Site Plan (showing adjacent properties)

Down either side of the road is a 2m wide Service Strip running the full length of the cul-de-sac, which the individual property owners do not own, and cannot build on.



**Fig 6 - Fairclough Homes Deed Plan
Drg No H171/73_Rev K (13 Oct 1995)**

4. Landscaping

As part of the original landscaping, the builder added a 3.2m grass verge on the right-hand side of the road as you enter the cul-de-sac. This opens up the cul-de-sac, makes the road visually more pleasing, and helps improve sightlines and road safety.

As a consequence, the fence at this point is set-back 1.2m inside the property boundary line. So moving it 1.2m (or 1.5m) closer to the road negates the builders original intent, reduces the openness of the cul-de-sac, and closes down the sightlines, see Figs 7 & 8.

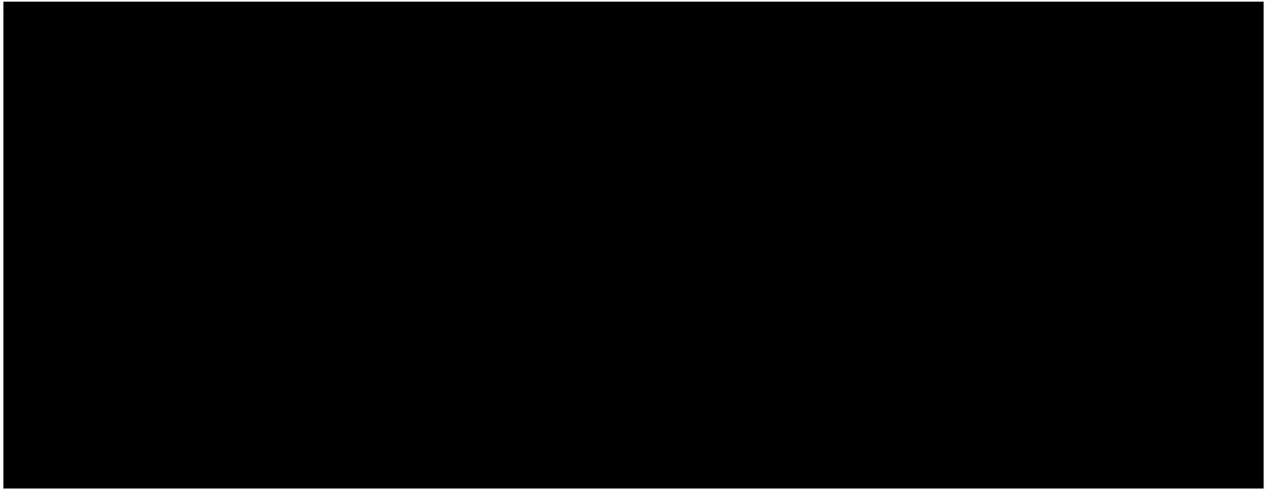


Fig 7 – Cul-de-Sac (Looking South)

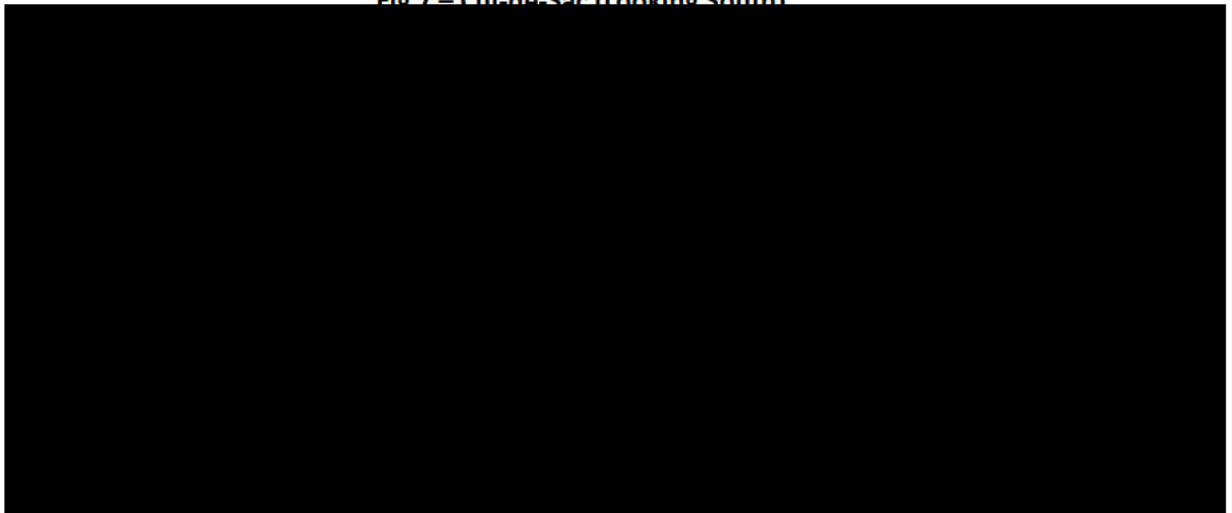


Fig 8 – Proposed Fence

For the same reason, the property on the opposite corner (3 The Dales) also has a wide grass verge. But here the fence is set further back from the boundary line, which runs along the pavement edge, see Figs 9 & 10.

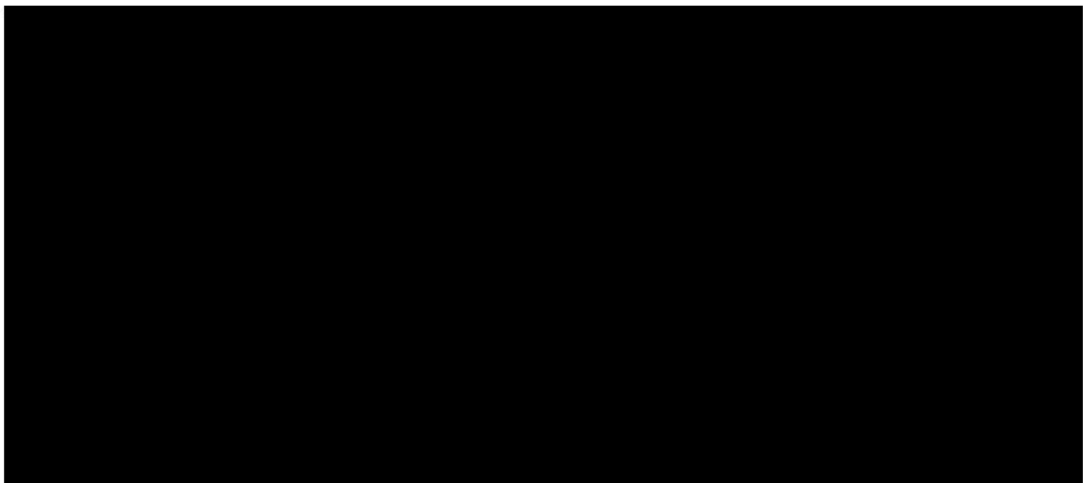


Fig 9 – Entrance to Cul-de-Sac (Looking South)

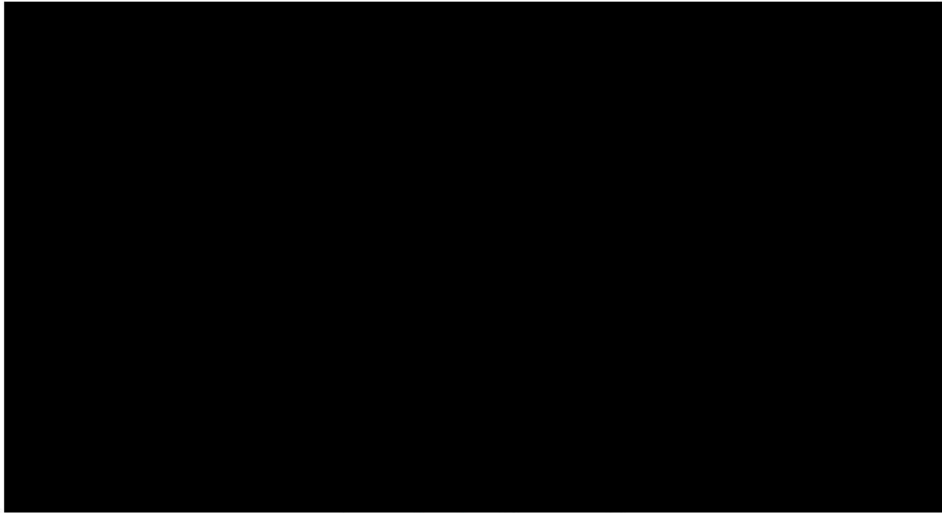


Fig 10 - 3 The Dales (Looking East)

It is important to note that the title deeds prohibit the removal from any part of the property, anything that forms part of the 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

5. Service Strip Infringement

The title deeds also prohibit the construction of fences, walls or other structures within the Service Strip:

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 following photograph shows how relocating the fence 1.5m closer to the road would infringe the Service Strip area if planning permission was granted.

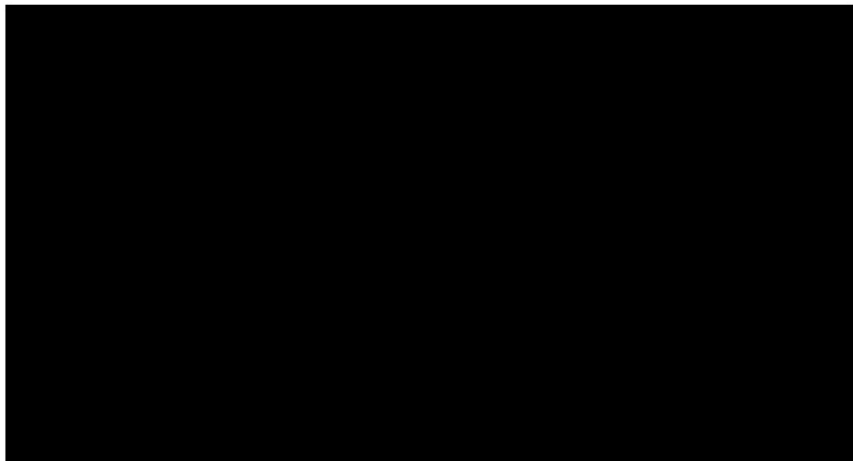


Fig 11 – Service Strip Infringement

6. Boundary Line

The boundary lines shown on the new drawings are incorrect as they don't allow for the 2m Service Strip, see Fig 6. The correct boundary lines are shown below in red.



Fig 12 – Boundary Lines

7. Building Lines

The following sketch shows the Building Lines of Properties 6 & 8 (dotted blue lines). It also shows the abutting road on the right.

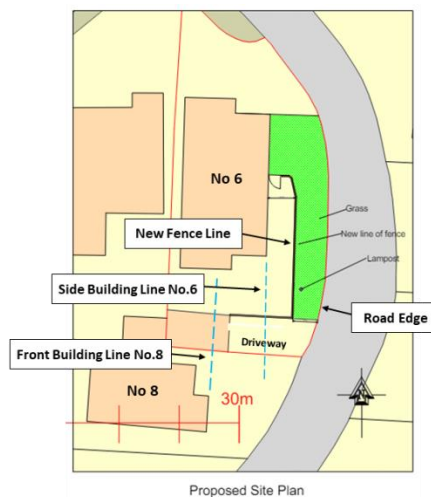


Fig 13 - Building Lines (Property Nos. 6 & 8)

As the fence is to be constructed to the right of the blue lines, we believe it contravenes the title deeds, which states:

13. Not to erect or maintain or suffer to be erected or maintained on such part of the Property as is situate 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

8. Summary

The wide grass verges at the side of the road, together with the trees, plants and shrubs, provide a sense of openness, and enhance the overall look of the cul-de-sac.

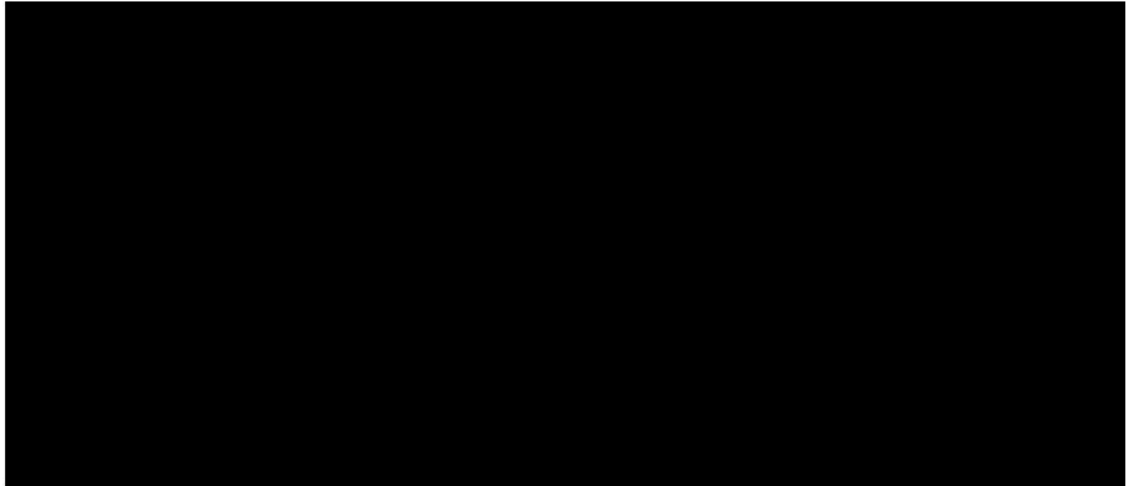


Fig 14 - General View (Looking North)

Removing these features will have a profound impact on the front vista of the houses opposite, and without the trees, plants and shrubs there is little to soften the view.

Privacy would be an issue ... and as can be seen in the bottom picture, with a smaller verge, the fence becomes a dominant feature along the edge of the road.

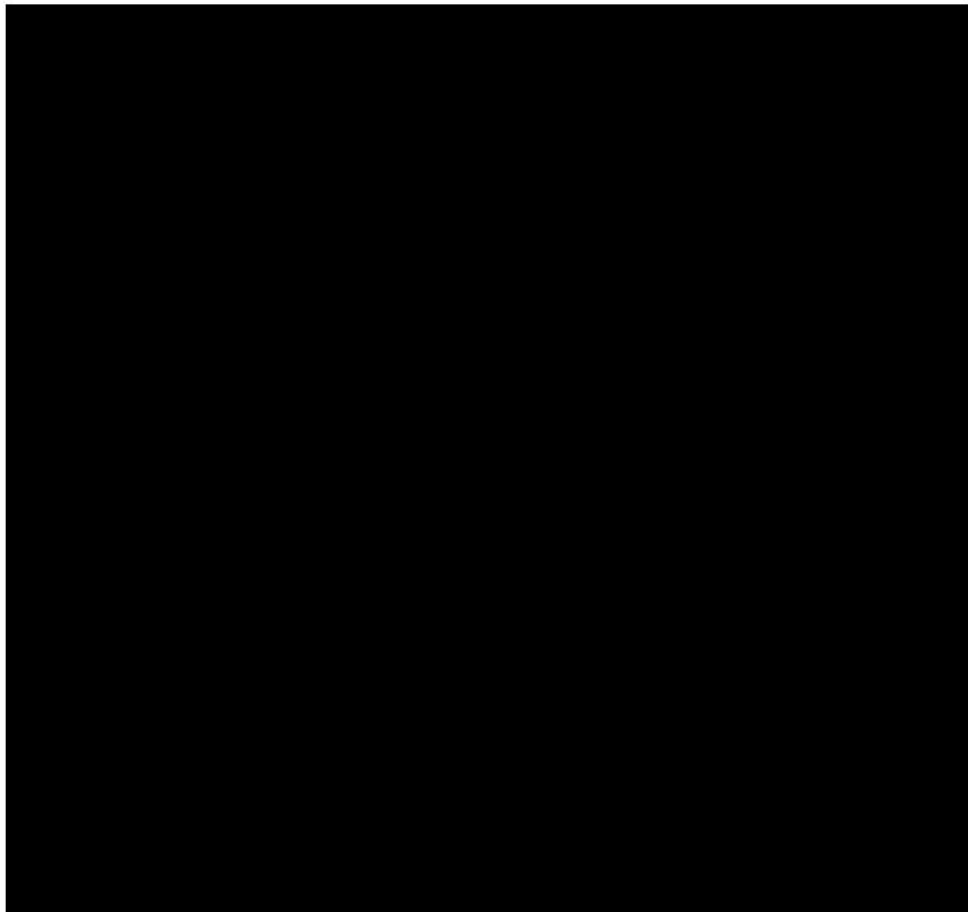


Fig 15 – Close-up Views (Looking North)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 May 2024 11:34
To: Planning
Subject: Planning Application Comments - 3/2024/0183 FS-Case-613734371

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0183

Address of Development: 6 The Dales
Langho
BB6 8BW

Comments: I wish to object to this application. I have already objected the the previous plans and which the same to be considered against this application. It will impact my property having a fence in [REDACTED], I have looked at my deeds and it very clearly says that boundaries can't just be moved, the service area is a consideration too.
The mature trees will also be removed which is part of the landscape for all residents.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 May 2024 11:48
To: Planning
Subject: Planning Application Comments - 3/2024/0183 FS-Case-613737252

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0183

Address of Development: 6 The Dales
Langho

Comments: I wish to object to this application. I have already objected the the previous plans and which the same to be considered against this application. It will impact my property having a fence in the [REDACTED], I have looked at my deeds and it very clearly says that boundaries can't just be moved, the service area is a consideration too.
The mature trees will also be removed which is part of the landscape for all residents.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 May 2024 11:46
To: Planning
Subject: Planning Application Comments - 3/2024/0183 FS-Case-613736765

[REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0183

Address of Development: 6 The Dales
Langho

Comments: I'm wish to object to the moving of the boundary at this property. The area of grass in question is part of the estate and not that property or the original fence would have been erected to include it.

[REDACTED] will be impacted by the fence and the deeds make it very clear no boundaries can be moved.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 May 2024 11:42
To: Planning
Subject: Planning Application Comments - 3/2024/0183 FS-Case-613735720

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0183

Address of Development: 6 The Dales
Langho

Comments: I wish to object to the revised plans. I objected to the previous ones and my concerns are the same. The view and [REDACTED] will be affected, the land in question is not part of [REDACTED] but part of the whole cul de sac. A previous request has also been reject a few years ago.