

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 April 2024 20:09  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0201 FS-Case-603948422

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0201

**Address of Development:** 21 Abbots Croft Whalley

**Comments:** The extension to the rear of the property is far too large and will [REDACTED]  
[REDACTED]. This rearward extension is also excessive  
filling almost the whole of the plot.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 April 2024 11:54  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0201 FS-Case-604115484

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0201

**Address of Development:** 21 Abbots Croft

**Comments:** [REDACTED]. This development will severely encroach [REDACTED] as it [REDACTED]. In addition there is no detail as to how the extension is to be joined to the existing walls and it fills the plot so completely that it will be impossible for the owner to maintain [REDACTED]. This is particularly important as the plan envisages a gutter and down pipe on that adjoining wall which will fill with moss etc [REDACTED] and cause moss and mould growth. There should be a maintenance space between that wall and the [REDACTED] of at least 1m.

There is also no detail as to how the new roof pitch is to join the roof [REDACTED] and how that can be constructed without damage to the existing roof which is in its original form and therefore will be brittle if disturbed.

Finally the application states that the development will not affect the parking facilities at the property which is wholly untrue as parking currently is in the garage and at the side of the property and on the front driveway with space for 3 vehicles whereas after the development the garage will be inaccessible and the side of the property will be inadequate for parking purposes. The amended bungalow will have two bedrooms but only space for one car on the driveway. The width of Abbots Croft is inadequate for permanent parking yet there would be a requirement for two vehicles from the property to park on it.