

From: [REDACTED]
Sent: 04 July 2024 11:03
To: Planning
Subject: Objections and comments to planning application 3/2024/0422



External Email
This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

[REDACTED]
04/07/2024
[REDACTED]

Objections and comments to planning application
3/2024/0422
12 Northcote Park Langho BB6 8FB

Dear Sir

I write to give my objections and comments on the above planning application which I find absolutely out of character with the beautiful brand new private road estate [REDACTED]. The development will be finally completed very soon.

I can only think for this application to be even considered that no one from the planning office has actually visited [REDACTED] Northcote Park estate to see what an excellent unique development Pringle Homes have made here. [REDACTED]

[REDACTED] seeing the development lit up at night, [REDACTED] [REDACTED] are just not available [REDACTED] plus of course I have been smitten by the Ribble Valley and the locality of Lancashire. I see this dream now threatened and so I object most strongly to physical alteration [REDACTED].

Firstly my reasons for total objection.

1. It will be the ONLY beautiful and already extremely large garage that has been altered from the standard [REDACTED] [REDACTED]. The 29 detached homes in the main have detached garages (2 are attached) and so any alteration will look totally out of character with the other 27 detached homes on Northcote Park 2. It is so large that it will [REDACTED] beginning of the day as the sun rises. [REDACTED] and all of the garages here have a steep four sided rake that does not impose the sun rising. This huge extension to No 12 garage will [REDACTED], let alone alter the view that [REDACTED] of the hills beyond.

3. [REDACTED] will be changed totally for the worse, even if the tiles were changed from (concrete as specified in application) to current specification in Italian Slate. It will be like a carbuncle amongst all other identical well designed garages. [REDACTED] 12 [REDACTED] Northcote Park garages which sit side by side and the one concerned will look terrible, more akin to a commercial building [REDACTED].

4. The view for many of my neighbours [REDACTED] will permanently change for the worse for some, obstructing views of surrounding scenery from their own perspectives. Many of these homes are not listed on the postal addressees on the application.

5. [REDACTED] ? I am stunned to find [REDACTED] is missing from this applications house plan map, how can that be?

6. Applicants detail for materials and construction:

How could concrete roof tiles be even considered on a brand new development that is roofed entirely in Italian Slate?

Cedar timber cladding! The entire estates detached garages are white rendered with natural stone so anything other than this would be totally out of character. Both the material and the shape of the cladding would be totally different and outstanding.

Other parts of the specification mention strapping to Velux roof lights! What is this all about?

7. Landscaping image shown on plan: It features the Cedar wood cladding, this image depicts some steps and high level balcony with glass balustrades behind the planned garage extensions. Absolutely unacceptable should this structure be being considered. It would have the effect of [REDACTED]

[REDACTED]. The image also despite not being to scale shows a very shallow pitch to garage roof whereas in reality they are quite steeply raked and high pointed at the top.

8. [REDACTED] Pringle Homes has a 5 year "no change to appearance covenant contained in the land transfer" [REDACTED] this out [REDACTED] so how can the last resident to actually reside in Northcote Park be changing his homes appearance with just under 4 1/2 years left of his own period of covenant?

I would also point out that 2 homes directly mailed by your yourselves (addressed to "owner/ occupier" only like [REDACTED] that appear on the address list are not with residents in situ. Number 8 Compass Drive has only just been sold and I believe exchanged but not yet completed and therefore a future home owner, therefore the future home owner in my view will be oblivious to this application. Plot 13 Northcote Park, next door to this application is also non resident currently and any post could easily be recognised addressed to owner / occupier as just another voting mailer like the many we have received of late. I would urge you to ensure both these affected parties are knowledgeable of your letter.

Your letter states representation must be made and received within 3 weeks of the date of your letter being dated 14 June. My letter did not arrive until the 21st meaning we only have 2 weeks to reply even though the letter was posted first class.

If I could have reply acknowledgement of this email I would be grateful [REDACTED] to put my mind at ease it has been received.

[REDACTED]

[REDACTED]