

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 September 2024 18:41  
**To:** Planning  
**Subject:** Planning application No. 3/2024/0613

 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.

Planning application No. 3/2040/0613

Grid Ref 374223 442303

I am writing regarding the above planning application.

I think the fact that the front access to the property is on to a ginnel is the main reason it is not appropriate. Also the ginnel is used for access to the rear of people's properties, so now to have the front entrance of a bungalow on it is going to present a lot of problems. Because of the width of the of the ginnel access to the bungalow will be quite difficult particularly for a large car, also what if the new owners have visitors - they could end up parking on it.

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 September 2024 17:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0613 FS-Case-642979556

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0613

**Address of Development:** Inglemead  
Waddington Road  
Clitheroe

**Comments:** We have concerns regarding parking. There is not enough room on Hawthorne Place currently. The new dwelling only has provision for one car park space, so any second car will be placed on the street.

The proposed building looks to be made of materials that are out of character with the rest of the street, this would spoil the aesthetics of the street and local area.



For the attention of: Mr Stephen Kilmartin  
Council Offices  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
Lancashire BB7 2RA  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)



1 September 2024

Dear Mr Kilmartin

**Planning Application No:** 3/2024/0613  
**Grid Ref:** 374223 442303  
**Proposal:** Demolition of existing single garage and construction of new single-storey two bedroom dwelling.  
**Location:** Inglemead, Waddington Road, Clitheroe BB7 2HN

With regards to the above I wish to object based on the following reasons:

I understand in 2010 councils and communities were given immediate powers to prevent the destructive practice of “Garden Grabbing” and to decide on what type of homes are suitable for their area in light of inappropriate development in gardens. This step gave local people the ability to object and protect the character of their neighbourhoods – and I would like to object. My objection is based on retaining gardens which are crucial to an environment for air quality and a haven for wildlife. With the recent development at the end of Hawthorne Place, we are already watching our neighbourhood get swallowed up with new developments. This is a clear example of ‘garden grabbing’ at the expense of the local amenities for personal financial gain.

The design and construction of the proposed building are incongruous and completely out of character amongst the Victorian properties in the immediate area – the designers have called it a “simple zinc box”. There also appears to be an error in the measurements for the garden wall along Hawthorne Place (using the wording “the dwelling is *similar* to the existing boundary walls”) and what would be visible from street level – not to mention what would be visible   
 and the new residents.

The design clearly shows that a vehicle would be utilising a parking space on the new site, with this I would challenge anyone to be able to reverse into the opening due to the width of the access road. I would object as the calculations have clearly not been checked. Bearing this in mind, the only solution would be to utilise parking on Hawthorne Place.

The previous application for development within the garden (3/2020/1015), without the ‘parking space’ was rejected due to “the lack of adequate parking”. Unfortunately nothing has changed; in fact it has got worse. Following the new development at the end of Hawthorne Place, the parking spaces which had been utilised at the entrance have been moved due to the sheer amount of traffic using the

single-lane road (no passing places). As the design has two ensuite double bedrooms – the minimum will be two cars which will require parking spaces. The 2 bedroomed houses on Hawthorne Farm have been allocated 2 places per house.

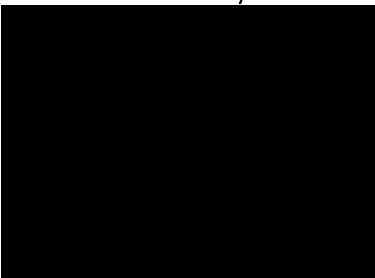
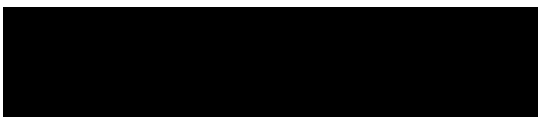
The current situation with a single car access on Hawthorne Place already causes many problems – especially with on-line deliveries stopping to unload on the road, and visitors unaware of the restrictions and blocking access roads – I only hope that if an emergency vehicle was to attend, it would be on a clear day.

The photographs embedded in the statement are clearly taken during the day whilst the residents are out at work. I would propose that photographs are taken after 5.30pm when the street is “full” and current residents are up to two streets away for the night.

The proposed building looks extremely cramped with no outlook. I envisage, should this be passed, the next step would be to demolish the existing wall exposing the building putting the building “visible” to all, despite the comments in the statement that it has “minimum impact on neighbouring properties” and with the wall “its visual impact on the surrounding area is minimal”. There is no mention in this application that they intend to maintain this wall or the height of it (especially as the previous rejected application highlighted that it was “a significant liability as the maintenance costs over the years will be considerable”.)

Thank you for taking the time to read my objections. I would like to implore that my objections are considered, as they stem from a genuine concern for the impact this decision may have.

Yours sincerely

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the contact information area.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 September 2024 12:39  
**To:** Planning  
**Subject:** Planning application 3/2024/0613 At Inglemead Waddington Road Clitheroe

 **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]  
[REDACTED]  
[REDACTED]

Mr Stephen Kilmartin  
Council Offices  
Church Walk Clitheroe

Dear Mr Kilmartin ,

We wish to put forward our strong objections to the above planning application on the following grounds ;

The proposed building is potentially a “garden grab” opportunity ,something we believe that councils have been given powers to prevent .

There has been no consideration given to its impact on the character of the surrounding properties or indeed to the impact it would have on the local residents .

We feel the size of the building on such a small site is totally unacceptable .

The measurements stated on the proposal are in our opinion incorrect meaning that the “zinc box” would be more visible than suggested on the plans ,again totally unacceptable .

We have great concerns about the available parking on the plans .We believe all new two bedroom new builds have to have two parking spaces so why not this one ! ?

If there is only provision made for one vehicle when the likelihood of the owners having two cars is a reality where would the other vehicle park ?

Numbers 1-7 and 2-14 Hawthorne Place are terraced properties with no off street parking facilities.

As the majority of these houses possess a minimum of two vehicles the street is already full with these vehicles .A visit to Hawthorne Place (which we would urge you to make) on an evening or weekend would confirm this .

These parked vehicles are also a hindrance to visibility when entering/exiting the service road especially since the increased volume of traffic noted since the new housing development at Hawthorne Farm .

The access to the proposed parking place in our opinion would require some manoeuvring which is probably why in the ([REDACTED]) we have not witnessed the existing garage being used !! This in itself would be a danger to other road users and pedestrians .

We thank you for reading our objection and strongly urge the application is refused .

[Redacted]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 02 September 2024 17:44  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0613 FS-Case-643310399

[Redacted]

[Redacted]

[Redacted]

[Redacted]

**Planning Application Reference No.:** 3/2024/0613

**Address of Development:** Inglemead Waddington Road  
Clitheroe  
BB7 2HN

**Comments:** This is the third application for planning permission at this address since 2020. The previous applications were rejected in essence because of: highway safety and lack of provision for parking (application ref 3/2020/1015); design and external appearance (application ref 3/2022/0837).

Whilst purporting to address these issues the present proposal solves neither. Highway safety will still be compromised when the proposed access is deemed insufficient or inconvenient. Despite the inordinate amount of excavation required in attempting to hide the structure behind existing walls it no way improves it's appearance. It will still be seen at least by near neighbours.

With regard to the construction process further disruption to traffic on Hawthorne Place and/or complete blockage of the 'service road' is inevitable.

We trust the above will be considered when the application is discussed.

Yours sincerely  
[Redacted]

01/09/24

## Objection to Planning application 3/2024/0613

Inglemead, Waddington Road, Clitheroe, BB72HN

Dear Sir/Madam

As a resident [REDACTED]

I wish to object to the above planning application

On the following grounds

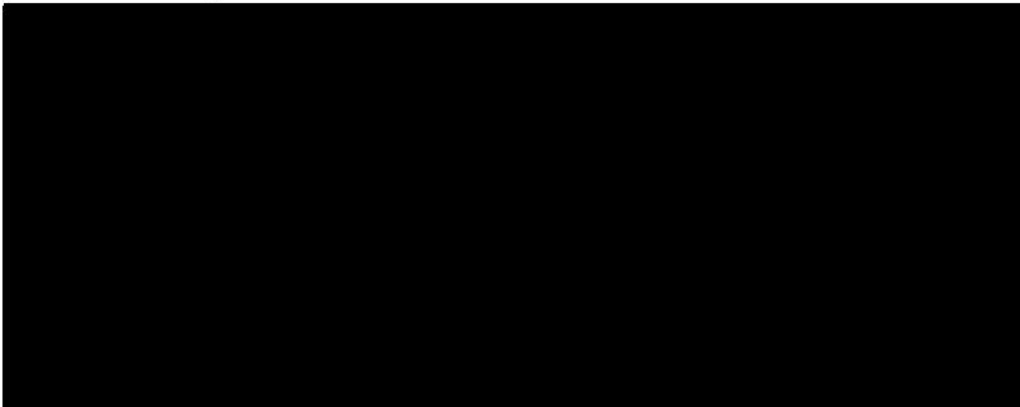
The proposal is an example of garden grabbing for financial gain.

A large traditional Victorian garden such as the one at this property is crucial to the urban environment to encourage biodiversity and provide a haven for wildlife. I object to a loss of this amenity by the building of a new build bungalow on this precious garden space.

There already is inadequate car parking space on [REDACTED] narrow street Hawthorne Place and this application plot is at a point where the road forms a bottle neck on Hawthorne Place onto Waddington Road.

The description of the dwelling is described as a simple Zinc box which is out of character with the houses in the area and on the street.

There is no through road on Hawthorne place and yet another new build increases the amount of traffic using the street.



01/09/24

## **Objection to Planning application 3/2024/0613**

**Inglemead, Waddington Road, Clitheroe, BB72HN**

Dear Sir/Madam

As a resident [REDACTED]

I wish to object to the above planning application

On the following grounds

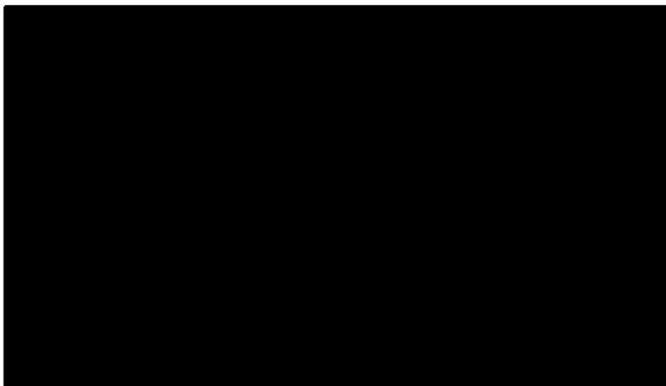
**The proposal is an example of garden grabbing for financial gain.**

**A large traditional Victorian garden such as the one at this property is crucial to the urban environment to encourage biodiversity and provide a haven for wildlife. I object to a loss of this amenity by the building of a new build bungalow on this precious garden space.**

**There already is inadequate car parking space on [REDACTED] narrow street Hawthorne Place and this application plot is at a point where the road forms a bottle neck on Hawthorne Place onto Waddington Road.**

**The description of the dwelling is described as a simple Zinc box which is out of character with the houses in the area and on the street.**

**There is no through road on Hawthorne place and yet another new build increases the amount of traffic using the street.**



Mr S Kilmartin  
Planning Office  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2DG

Your Ref: 3/2024/0613

3 September 2024

Dear Sirs,

### Planning Objection

We have been consulted by [REDACTED] in respect of the proposed development of land forming part of the garden area of Inglemead, Waddington Road, Clitheroe.

The development is to construct a single freestanding bungalow, the only access to which will be open along the unadopted roadway that runs between the properties from Hawthorne Place.

Copies of the following documents are attached: -

1. Official copy of register title [REDACTED] being the Land Registry [REDACTED]
2. Official copy of register title [REDACTED] being the Land Registry [REDACTED]

The plans attached to each of these titles shows the extent of both properties and the unadopted roadway [REDACTED]

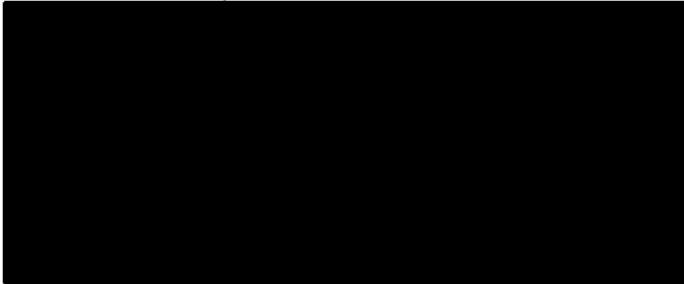
The roadway itself is not registered at the Land Registry and as such as far as we are aware, the ownership is therefore unknown.

The right of way which both properties have is expressed in both titles to be four yards in

It is understood that the proposed bungalow is to abut up to the curtilage of the roadway, therefore, and the objection to which [REDACTED] is that there is simply no practical access to and from the bungalow to the public highway.

Furthermore, access over the roadway is to be kept open and unobstructed at all times, as it is the only access not only to the [REDACTED] but also to those other properties which have access along it.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 September 2024 20:08  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Re: planning application 3/2024/0613  
**Attachments:** 20240903\_192859.jpg; 20240903\_192835.jpg

 **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.

For the attention of Stephen Kilmartin

Dear Mr Kilmartin,

We are writing to object to the proposed planning application as above. This is the third application for a new build that they have put in for proposal to our knowledge and even with the revised plans we have objections as follows:-

1. Totally inadequate parking on Hawthorne Place, as you will see from the photo attached we are really struggling to park and often have to park on Eastham Street [REDACTED]. With this new proposal there is only provision for one parking space and the proposed access to this space is totally unsuitable and would no doubt mean they would park on the road, space allowing.
2. The proposal also seems like an example of Garden Grabbing, so on this basis our objections are that it would be detrimental to the environment as gardens are a haven for wildlife and also improve air quality.
3. I have always [REDACTED], and together [REDACTED] we have [REDACTED] for [REDACTED]. I was [REDACTED] in the h[REDACTED] and have always enjoyed [REDACTED] at the [REDACTED] houses [REDACTED]. The proposed design and use of materials are incongruous and totally out of character in a street of Victorian properties and would be an eyesore from our point of view, as it looks like it would be a simple zinc box, not at all inkeeping with the surrounding properties.
4. There seems to be a discrepancy with the height measurements of the wall as the height of this decreases as it progresses down Hawthorne Place, and the height at the rear end of the Inglemead garden is only 2.80 metres, which would mean the height of the proposed dwelling would be truly visible from the street, from the plans it would stand over half a metre higher than you have anticipated making the simple zinc box very much seen.

We hope you will take our objections into consideration when you are looking at this application and would invite you to contact us if you need any further clarification on our points raised.


Yours sincerely

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 September 2024 21:10  
**To:** Planning  
**Subject:** planning application 3/2024/0613

 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.

Dear Mr Kilmartin

Re planning application 3/2024/0613

[REDACTED].

I wish to object to this planning application on the following grounds

1. The design and materials of the proposed dwelling are incongruous with the established street scene of Edwardian/Victorian properties. The visual impact from street level described in the design and access statement has been underestimated. I believe it will be more obtrusive.
2. There will be yet more pressure on on street parking in an already congested road due to the fact that 2 car parking spaces for a 2 bedroom dwelling has not been incorporated in the proposed plan.
3. Access via the alley will result in an increase in danger to pedestrians walking along Hawthorne Place. [REDACTED] and I am [REDACTED].

Yours sincerely

[REDACTED]  
[REDACTED]