

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 August 2024 20:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0614 FS-Case-637711317

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0614

**Address of Development:** 26 Whalley road BB6 8EJ

**Comments:** Dear sir, my comments are as follows.

The Extension [REDACTED] in the statement says that planning permission was previously granted in 2012. What he doesn't say is that that permission was for a garage not two bedrooms and a wc. The pitched roof was slightly set back from the frontage and had no flat area on the back. The present extension built without permission in no way conforms with the previous permission granted, or will do if a pitched roof is fitted.

Side fence, reduction in height to 1m. If this property is still being proposed as a children's respite home I feel the reduction in height of the boundary fencing to a height which can easily be vaulted straight onto an admittedly quiet road would present an increased risk to the children, should one's behaviour become difficult. I am also worried concerning the open and close access to the main road for the same reason

Increase in car parking. With increasing rainwater run off problems, the council might consider stipulating a porous surface for the area presently garden

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 August 2024 20:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0614 FS-Case-637710574

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0614

**Address of Development:** 26 Whalley Road,  
Langho,  
BB6 8EJ

**Comments:** Having reviewed the planning submission for 26 Whalley Road, I again feel obliged to formally lodge a challenge.

Firstly, given that there was already a planning application in place for the property, the fact that the extension was built to a different design shows a complete disregard for any planning authority. It is clear in my mind that the extension was built with the complete intention of asking for retrospective approval for something that was cheaper and easier to build than tax outlined in the original plans. Secondly, the addition of a pitched roof will result in a large and imposing structure as viewed from both Whalley and Springdale Roads. It should be noted that the pavement on Springdale Road past the property is at a lower level such that the existing extension is already imposing. Addition of a pitched roof will make this worse. The only acceptable approach in my mind is to reduce the width of the extension to that of the original plans. This would move the imposing wall back from the fence and reduce the visual impact.

As an aside, this whole scenario very much looks as if the applicant is fully aware of the regulations and existing planning approvals but is intent on carrying out their own wishes at a lower cost and seeking subsequent approval if anybody challenges it. Due to this clear level of arrogance, I feel the application should be rejected.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 August 2024 08:04  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0614 FS-Case-638180586

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0614

**Address of Development:** 26 Whalley Road ,Langho, BB68EJ  
Grid Ref 370183 433762

**Comments:** If the application is purely to rectify the illegal extension etc which was identified following a previous application to convert the dwelling into a children's/care home but fir the property to remain a family home then I have no objections. However if this is a way of cheating the planned g system and pursuing the initial proposal of using the property as a children's home then no for the very same reasons as those stated when the first request was made to convert the use of the property under the following reference 3/2024/0155..

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 13 August 2024 08:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0614 FS-Case-638185726

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0614

**Address of Development:** 26Whalley Road, Langho, BB68EJ  
Grid ref 370183 433762

**Comments:** If the request is for purely rectifying the illegal extension and modifications made under a previous application to convert use of dwelling to a children's care home under application number 3/2024/0155 but to keep use of building as a family home then no objection to the works being carried out. HOWEVER if this is a way of pursuing the original request to use the dwelling as a care home for disadvantaged teenagers then I object for the same reasons made on the previous application. It is also noted the the person requesting this does not live in Langho and should consider buying a property for this purpose near to their home.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 August 2024 13:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0614 FS-Case-639188937

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0614

**Address of Development:** 26 whalley Rd  
Langho

**Comments:** Concern regarding proposed alterations to the existing vehicular access and parking provisions are not linked to the previous planning application. These changes were proposed on a previous application 3/2024/0155 for change of use from C3 to C2 residential institution which was rejected.