

[REDACTED]

From: [REDACTED]
Sent: 30 May 2025 16:29
To: Planning
Subject: Objection to Planning Application No: 3/2025/0083 - Proposed New Dwelling adjacent to The Old Vicarage, Gisburn

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30th May 2025

[REDACTED]
[REDACTED]
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Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir or Madam,

Objection to Planning Application No: 3/2025/0083 - Proposed New Dwelling adjacent to The Old Vicarage, Gisburn

I am writing to formally object to planning application no. 3/2025/0083 for the proposed new dwelling [REDACTED], which lies within a designated conservation area. We [REDACTED], a historic property that contributes to the character and significance of this protected area.

Our objections are based on the following material planning considerations:

1. Loss of Privacy

The proposed new detached house includes upstairs windows, one bedroom and one bathroom, that [REDACTED]. This represents a significant intrusion on our residential privacy and will fundamentally change the enjoyment of our home, [REDACTED] benefit from

a [REDACTED]. As the new house will be built within [REDACTED] this would result in an unacceptable [REDACTED] contrary to the principles of good design outlined in the National Planning Policy Framework (NPPF) and Ribble Valley's own planning policies.

2. Loss of Light / Overbearing Impact

The proposed living building is [REDACTED]. The increase in height from the original 6.58 metres a distance away [REDACTED] exacerbates the issue, resulting in an overbearing [REDACTED], particularly during late afternoons and evenings. The effect on natural light [REDACTED]. This visual dominance is not in keeping with the scale and spacing typical of the area.

3. Conservation Area Harm

[REDACTED], is of historic significance and lies within a designated conservation area. Any new development in such areas should preserve or enhance the character and appearance of the locale. The proposed building, by virtue of its scale, siting, and proximity, will adversely affect the historic setting of our property and is incompatible with the character of the area.

4. Inappropriate Siting

The planned location of the new dwelling deviates from the original site used for living and work. The relocation brings the [REDACTED] resulting in an unwelcome intensification of use, with potential impacts on noise, light spill, and general disturbance. The proposal appears to represent overdevelopment of the site, which is considerably larger than the existing work/live unit resulting in a cramped layout of the site and the building of a new detached house does not respect the existing spatial layout or character of the area.

We respectfully recommend that the council looks at any new development of living / work unit being created on the large, existing site which would therefore nullify the need for building a four bedroom, detached house with granny annexe on a greenfield site.

5. Loss of a Mature Beech Tree (T6)

The application involves the removal of a mature, visually prominent 13-metre beech tree (T6), which as per the Tree Appraisal Nov 24 Report is in good, mature condition and of 'good structural form for the species'. This tree makes a significant contribution to the local landscape and conservation area character. Its removal for

development purposes is unjustified and contrary to local environmental and conservation policies.

In summary, the proposed development will cause demonstrable harm to the residential amenity of our property, the character of the conservation area, and the local environment. I respectfully request that this application be refused or significantly revised to address the above concerns such as positioning any development to the original location of the existing live/work unit.

Should the Council be minded to approve any development on the site, I urge that conditions be imposed to protect privacy e.g. repositioning of windows and to ensure the design remains sympathetic to the surrounding historic environment. As the proposal is for a self-build property, we are also concerned about prolonged disruption and construction noise. We request the council to ensure, that strict controls are applied to building hours eg. restricting early mornings, evenings and weekends and that a clearly defined, reasonable build timescale is enforced to minimise long-term disruption to neighbouring residents and businesses.

Thank you for considering this objection.

Yours faithfully,

