

[REDACTED]

From:

[REDACTED]
26 May 2025 11:38

To:

Planning

Cc:

Subject:

[REDACTED]
Planning Application No. 3/2025/0344

 **External Email**

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Good Morning,

Re. Planning Application No. 3/2025/0344
6 Nab View

We are aware from the planning notice on the streetlamp outside of No.6 Nab View that an application has been made for conversion of the garage at No.6 into a gym which is a cause of concern to my [REDACTED]

The regulation as stated is:

"The garage is not to be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwellinghouse as such) which would preclude its use for the parking of a private motor vehicle". Reason: In the interests of visual amenity and to facilitate adequate vehicle parking to serve the dwelling.

The dwelling at No. 6 is a very small quasi-semi which originally had two bedrooms. The property has since been turned into a four-bedroomed home. There is parking on the drive for one car only and the area for parking around the home is extremely limited. From a planning point of view, surely the expectation would be that a four-bedroomed home would require parking for at least three persons and their individual vehicles? This therefore begs the question of where two further vehicles would park! As it stands, No. 6 cannot facilitate adequate vehicle parking to serve the dwelling.

A relevant consideration: the residents of No. 6 Nab View have [REDACTED] in a few short years. [REDACTED] learn to drive and possess a car, where would they then park? [REDACTED] should learn to drive, this still poses a problem for parking purposes and two would create total congestion. The scenario of [REDACTED] driving and owning a car is very likely. There will not be an opportunity to house a car in the garage of No. 6 if it is to be utilised as a gym and therefore will only add to the parking problems already evident on Nab View whether it be one or two cars!

[REDACTED]. This works well for us personally. However, due to the amount of cars on Nab View itself, we often find that children are playing in this private area as it affords more manoeuvre room ([REDACTED]). Use of this area as a playground is unacceptable. [REDACTED] have had our cars damaged [REDACTED]

[REDACTED] in it but it is our contention they use this area due to the amount of vehicles already on the street, thereby [REDACTED]. Incidentally, we have discussed [REDACTED]

In the light of all of the above, we wish to lodge our strong objection to the change of use to a gym, precluding the use of the garage for any purpose other than as a garage to park a vehicle, in line with the restriction stated above. In the near future, the garage will be necessary for housing at least one of the

Yours,

[Redacted signature block]

[Redacted signature block]

on your letter "Regularisation of conversation of garage to home gym and store" indicates that their breach could actually now well take them a step closer to being regularised or passed as it were, despite such flouting of rules and regulations. To my mind, this looks suspiciously like a plan for advantage. If such were to be passed, it would be nothing short of a 'reward' for contravention of rules and regulations as well as improper use of the garage as a gym for over a significant period of time already, and in full knowledge that it was defying regulations. [REDACTED]

For this application to be 'regularised' would not be fair or equitable. It must be borne in mind that Mr Weldon stated they had planning permission and full sound proofing, [REDACTED].

Should the Planning Department see fit to pass this application, surely this could also open the floodgates to other applications where breaches have already occurred and therefore increase the volume of work required of the Planning Department, not to mention muddy the waters of what is acceptable and what is underhanded, the latter being the case in this application.

I must state at this juncture, that when I bought my home, I did not envisage having to fight to retain the quiet enjoyment of it. Had I known that I could be facing the potential prospect [REDACTED]

[REDACTED] that this may have reached a stage which could not now be halted. However, [REDACTED] to contact the Council Planning Department the following day to ascertain if this could be achieved, and to indicate that [REDACTED]

Over the next few days, I telephoned the Council on several occasions and was informed that [REDACTED]

[REDACTED] the process going forward, i.e. sound team etc.)

In the interim, it transpired that the application for planning permission for Mr and Mrs Weldon was refused.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Fast forwarding to Monday 12 May 2025, I contacted the Planning Department to see if there had been any update on the appeal which, as far as I was aware, was the next step for Mr and Mrs Weldon to make. I was aware they had a 12-week window in which to appeal but at four weeks, nothing had been received from them by Planning. I had not contacted Planning since learning of this until 12 May when I learned that Mr and Mrs Weldon had not gone down the appeal route but had made a fresh application which of course they are quite within their rights to do.

[REDACTED]

[REDACTED]

[REDACTED]

The fact that Mr and Mrs Weldon have been willing to:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] clear and present unease going forward should planning permission be granted to them for a gym in their garage.

I also have other serious concerns that should planning permission be granted:

(a) there will be a reinstatement of people arriving at the property to be trained in the garage. Mrs Weldon is a personal trainer and until the dispute, different cars would arrive at or around 6:00 am and training sessions were being carried out, [REDACTED]. Not only is this once again a contravention, but surely, the use of a garage for this purpose where someone [REDACTED] or indeed reasonable! Their garage has been used as a business which even without all other considerations, is just not acceptable or appropriate. In this regard, I refer to my initial statement in relation to restriction in the opening to this letter.

[REDACTED].

I totally accept that there is no ideal in anything. That relates also to where we choose to live and/or work. However, when I bought my home, [REDACTED] which was not a problem at all. But I did not envisage that it could potentially become a gym creating significant noise [REDACTED]! Had that been known, I would most definitely not have purchased the property. It also concerns me greatly, should I wish in the future to [REDACTED]

Another consideration is this. Mr and Mrs Weldon have turned their two-bedroomed property into a four-bedroomed home. There is a large extension on the back of the house. [REDACTED] have asserted that their car is too large to fit into their garage. That is their decision, and they currently house their car on the driveway which is of course perfectly acceptable. [REDACTED] to drive and likely will have small cars of their own. The question therefore arises about the parking situation then. Whilst that is in the future, though non-too distant, should there not be forward thinking in this respect? I refer back here to the planning restriction at the outset of this letter.

I also refer to the refusal of application no. 3/2024/0982 and the decision made on 07 February 2025 as also applies to point (a) above of my serious concerns:

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the above development for the following reason(s): 1 2 Note(s) The conversion of the garage to a home gym would result in an unacceptable level of parking for the property at 6 Nab View and would result in an increase in on-street parking to the detriment of highway/pedestrian safety, contrary to Policy DMG3 of the Ribble Valley Core Strategy. ...

I respectfully point out that there is no change in this respect and in my factual submission above in [REDACTED], this is only set to increase and get worse [REDACTED]. In addition, should this application be granted, visitors using the gym will clearly increase traffic parking congestion on the street.

Most alarmingly, I do believe there is not a jot of a care or consideration from Mr and Mrs Weldon for [REDACTED]. They want what they want even if that means severe disruption to my peace and quiet enjoyment of my home and having to endure and cope [REDACTED] has been and will continue to be torment if this application is granted. As I stated above, untenable.

My belief is that their wish of a gym in their garage is wholly disproportionate to that of myself in my [REDACTED] at whatever time of day and being on edge for when this may occur. My home, my haven, will not be a place of rest.

I vehemently and strenuously object to this application and where [REDACTED] Mr and Mrs Weldon in compromise and to reach a resolution, I now consider it unfeasible [REDACTED]

As stated throughout this letter, for partial evidence of what is stated above, [REDACTED]

I really hope that reasonableness, rationality and proportionality will prevail.

Yours sincerely,

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