From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 03 July 2025 23:41

To: Planning

Subject: Planning Application Comments - 3/2025/0450 FS-Case-728423541

Planning Application Reference No.: 3/2025/0450

Address of Development: 1 Bramley View, Clitheroe Road, Barrow, BB7 9AL

Comments: Dear Sir/Madam,

We wish to formally object to the application for permission in principle for one dwelling, as outlined in planning application 3/2025/0450 (1 Bramley View, Barrow, BB7 9AL).

We have considered the proposal and have serious concerns about the impact this would have on the local area. Our main objections are:

Impact on local character and overdevelopment

The proposed development site is located outside the settlement boundary and the application ought to be refused on this basis alone. Why have a settlement boundary at all if individuals can decide that the boundary doesn't apply to them? A dwelling house would look utterly out of place on the proposed development site, which is in a prominent, central position of a beautiful green space. It would erode the openness of the beautiful countryside at the rear of Bramley View.

The application refers to appeal decision APP/T2350/W23/3335737. In that case, the area concerned was Ribchester Road in Clayton-le-Dale. It is submitted that the proposed development site in the appeal was quite different from the proposed site of the current application, in that, it would not present as a glaring blot on the landscape. Following the appeal, it was found that the proposal would not unacceptably harm the character of the landscape or the area – in the current case – it would.

We understand that the dwellinghouses on Bramley View and Exton Terrace were built in the early 1900s. A new build would not be in keeping with the established character of the immediate area (the immediate area being the rear of Exton Terrace and Bramley View).

It is necessary to maintain some of the openness of the countryside that is left in Barrow, there having been substantial housing development in the area over recent years. There cannot be a local need for yet another dwelling house.

Another house would mean further need for places at schools, doctors' surgeries and dentists, within an infrastructure that is already struggling to accommodate numbers.

Traffic, access and parking issues

The area between Exton Terrace and Bramley View is not a 'street' as referred to in the application. It

is an unadopted track which has been used solely by the residents of Exton Terrace and Bramley View for many years. Damage was caused to the path at the side of 1 Bramley View and the rear of Bramley View when the applicant built the stable (the stable which looks very much like a house now). Residents rely entirely on the track alongside 1 Bramley View to access the rear of their properties. Vehicles are parked at both sides of the track entrance, daily. It would be impossible for any larger vehicles to maneuver their way to the proposed sight. The track is already under strain, greatly displaced and full of pot holes. The residents of Bramley View rely upon access over this path to park vehicles at the rear of their properties, as there is not enough space to park all vehicles at the front. The proposed development would only cause more damage to this track and create further access and parking issues.

Environment and Ecological Impact

The proposed development would cause the loss of important open space. Has an ecological survey been carried out? The immediate area welcomes all manners of wildlife and the proposed development would cause disturbance to their natural habitat. The State of Nature (SON) Report published in September 2023 laid bare the stark fact that nature is seriously declining across the UK. "Space is scare." [source: naturalengland.blog.gov.uk].

Impact on Residential Amenity

We are concerned about the proposed scale, design, appearance, layout and materials of the proposed development. The scale and positioning of the proposal may lead to loss of light for nearby properties, as well as increased noise during and after construction.

It is unclear whether the site has a suitable drainage infrastructure to accommodate the proposed development, and we are concerned about the potential impact upon water supply as well as drainage.

Other Matters

We question whether the proposed site is classed as agricultural land, and its status ought properly to be confirmed. If a change of use application would be necessary, we would object to this. We note the references by the applicant to 'elderly couple' and 'valuable to community benefit'. Arguably a more realistic statement might be 'future financial gain to the applicant'.

The Ribble Valley Local Plan is intended to prioritize a a sustainable approach with "a focus on environmental protection, economic growth and community well-being". The proposed development would have a significantly detrimental effect on the local environment. We respectfully urge the local planning authority to reject the application. The proposal is not in the interests of the local community and it conflicts with key principles outlined in the Local Plan and national planning guidance.

Regards,

From:

04 July 2025 07:59

To:

Planning

Subject:

Fao Stephen Kilmartin- 3/2025/0450



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.

Good morning,

I write to object to application 3/2025/0450 for the erection of a new dwelling on green space land to the rear of 1-7 Bramley view Barrow.

The grounds for my objection are outlined below.

1. Designation and deterioration of green space- the area to the rear of the houses is a green space and in recent years added permission for stables for the lands current usage by the residents of 1 Bramley view Barrow.

The land owner has already added a small wooden stables as well as a substantial garage/ office space to the field.

I believe concerns were raised about access and increased noise at the planning meeting for the previously built substantial garage, I hope these issues can now be considered again.

2. Deterioration of rear and terraced end access- the rear track and end of street access on both eston terrace and Bramley view are not roads but privately owned access to the rear of properties.

Increased access due to increased usage and aging families on the street (3 or more families now have 4+ vehicles) alongside recent building work have caused the deterioration of the surface

3. Parking - currently upto 6 vehicles are parked around the end of Bramley view Barrow each evening causing difficulty both accessing the back street and with visibility leaving the street in the morning with cars parked on the front street at either side. This development would result in an increase in parking requirements for both current residents and additional due to whoever moves in causing an increase in parking required in and area where access to private parking is difficult

4 rear aspect of current properties- in the last 10 years both the front and side aspect of the properties have seen large building construction which has caused detrimental effects to the location and lifestyle of residents. All residents of the street, including the applicant have in the past discussed how detrimental it would be to build at the rear of current properties.

5. I believe with the current occupiers of easily administered cheaper and less invasive scale.

, any elderly care needs could be

Regards.

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