

From: [REDACTED]
Sent: 22 October 2025 17:25
To: Planning
Subject: Planning Application 3/2025/0724 Hawthorne bungalow, Rimington

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Dear Sir/Madam

Rimington and Middop Parish Council wishes to formally object to application 3/2025/0724.

Planning permission was originally given for a development on this site which was of two storeys and of a size of 500m squared. This application is for a 600m squared property with three storeys and 7 bedrooms, so is therefore of a considerably increased size which the Parish Council consider to be over-development. The earlier application also included provision for a granny annexe for the older relatives of the applicant who was a resident of the village; this provision is no longer included in the latest application but the size of the development has still increased.

The position of the proposed development means it is the first property visible when entering the village from Chatburn and it is submitted that it is out-of-character compared to other neighbouring properties, including a listed farmhouse and 2 barn conversions. In addition it is an incongruous entrance feature compromising the visual amenity of the approach to the village. Further, it will dominate the surrounding countryside and be clearly visible from Pendle Hill.

The Parish Council would also like to express its concern at the construction of another large house in the village which could be worth in excess of £2M as it is feared this could set a precedent for subsequent similar applications. The last 3 'new,' builds, along, and just off Rimington Lane, have all been such large and very expensive properties. Such a prevalence will clearly affect the village demographic, character and community, being unaffordable to most young people. Hence concern as to compatibility with Ribble Valley Borough Council's Strategic Housing Market Assessment.

Yours faithfully

Cathy Holmes
Clerk to Gisburn Parish Council
Clerk to Rimington & Middop Parish Council
Clerk to Bolton by Bowland, Gisburn Forest & Sawley Parish Council