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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 20 October 2025 18:24  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0724 FS-Case-758616933

**Name:** [REDACTED]

**Address:** [REDACTED]

[REDACTED]

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2025/0724

**Address of Development:** Hawthorne Bungalow  
Rimington Lane  
Rimington

**Comments:** I understand the original planning permission was for a development 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 I consider to be over-development and question why is there a need for 7 bedrooms.

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

I am also concerned at the construction of another very 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 I am concerned as to compatibility with Ribble Valley Council's Strategic Housing Assessment.