

From: [REDACTED]
Sent: 24 November 2025 23:15
To: Planning
Subject: Objection to Planning Application Reference 3/2025/0870

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[REDACTED]
23/11/25

To: Ribble Valley Borough Council

Dear Sir/Madam

I OBJECT to the planning application 3/2025/0870 for the proposed development at 18 Accrington Road, Whalley, on the grounds of design, scale, massing and visual impact.

The increased ridge height and larger side gable would have a negative visual impact on the views to Whalley Nab, introducing an excessive built form that erodes the area's character and the public visual amenity experienced along Accrington Road.

This impact is particularly concerning, given the site's proximity to the proposed extension of the Whalley Conservation Area.

The development would undermine the historic and visual coherence that contributes to Whalley's distinct character and setting.

This conflicts with Policy DME4 (Protecting Heritage Assets) of the Core Strategy 2008 - 2028, which seeks to ensure that " proposals affecting views into or out of Conservation Areas do not have an adverse impact on the special architectural or historic character and appearance of the area".

The proposal is also contrary to the following paragraphs of the NPPF:

- Paragraph 130 (a- c) which requires that developments " are visually attractive as result of good architecture, layout and appropriate and effective landscaping " and that they are " sympathetic to local character and history, including the surrounding built environment and landscape setting".
- Paragraph 134 states that " development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design".
- Paragraph 199-202: regarding Heritage assets which emphasise that " great weight should be given to the conservation of designated heritage assets and their setting ".

I kindly request that my objection is taken into full consideration when the application is determined.

Yours faithfully

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