

[REDACTED]

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Sent: 08 December 2025 18:38
To: Planning
Subject: Planning Application Comments - 3/2025/0892 FS-Case-772017815

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0892

Address of Development: 5 Abbey View
Billington BB7 9NS

Comments: Comments on Application 3/2025/0892
5 Abbey View BB7 9NS

We would like it to be noted that we have not been spoken to by the applicants and therefore assumptions are being made within the application on behalf of us and the neighbouring houses.

Principle of development

The property in its long-established form is successful local business and there is a family living in the property above. The salon has been there for 20 years. It is a female locally owned business which provides employment for at least 5 people. One 3 bed home will stop all of this. [REDACTED] are superb local business owners and the local community would not be improved if the salon and home above disappear.

Conflicting use in a residential area 5.4

There has been a retail property on this site since 1875. No.4 Abbey View was originally the Whalley & Billington Co-op with the adjoining terrace built at the same time by the co-op society to provide housing. The whole row used to be called Co-operative Terrace. The Salon building was built over 100 years ago to accommodate the expanding co-operative shop. The proposed site has been providing services to the local community for more than a century. It is not a conflicting use.

Proposed floor plans

The planning application is for a 3-bed dwelling. The submitted plans appear to show two separate residential units with plans for 2 kitchens on separate floors and 2 separate access points. We have a concern that this is for a flat and it raises the possibility that the plans are for a flat plus Airbnb. This would be a big issue for [REDACTED] and our neighbours. With the uncertainty this creates about the actual proposed development we would want clarification and revised plans before any planning decision is made.

Impact on adjacent occupiers 5.7

We do not have any issues with vehicle and pedestrian activity associated with the salon. The local highway network has “absorbed the vehicular movements of staff, customers and delivery/servicing associated with the commercial use as well as from the upper floor living accommodation” for 20 years.

There is an easement to the side and rear of the property. This enables 1,2,3 &4 Abbey view to access the rear of the properties and gardens (fig 6). We have an excellent relationship with the salon in maintaining this access. A change of use could jeopardise this and cause friction. For example, we will be unable to get our bins out if cars are parked there in the evenings for charging (as pictured).

Loss of privacy to the neighbouring homes and garden

On the proposed elevations (sheet A106) there are significant changes to the rear of the property. On the bottom left elevation there is a large glazed window running down the entire rear elevation and 2 new balconies. These will look out directly onto the shared garden of properties Numbers 1,2,3 and 4 Abbey view. This garden can be seen on the site location plan (A109). The garden occupies the entire rear of the terrace so it would now be overlooked by the large new window and balconies. This would have a negative impact on our privacy and our ability to enjoy the garden.

To the side (bottom right image of A106) there are 2 windows that look over the rear yards of No.s 1,2,3 and 4 Abbey View. One window is currently frosted and the other is on the stairwell of the salon. On the proposed plan (Fig 3 Planning heritage) the stairwell window is being moved rearwards and enlarged. This will mean the new window will have a full and close view into the rear windows of our home. We would request that the windows remain where they are and are frosted to maintain our privacy.

Removal of shopfront 5.8

Apart from the historic aspect of removing a 100-year-old shop front there is likely to be damage to the [REDACTED] if this happens. [REDACTED] as part of the original 1875 shopfront. This has already had to be completely [REDACTED] when they were [REDACTED] outside the property.

Before the granting of an application, we would need reassurances that any damage would be made repaired in a timely manner. We would have concerns about structural stability during any conversion works and would therefore request a condition requiring a pre-commencement structural survey of adjoining properties.

We have a concern around disruption during conversion works - [REDACTED] and worries as to how this would be affected. The walls are [REDACTED] [REDACTED] does not know how [REDACTED] would be able to accommodate the noise disruption.