

From: Planning
Subject: FW: 3/2025/0945

Sent: 15 January 2026 14:50
To: Planning <planning@ribblevalley.gov.uk>
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██████████ has confirmed we can treat these comments as formal representation - please can you process
Thanks Lyndsey

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Sent: 16 December 2025 20:27
To: Lyndsey Hayes <
Subject: RE: 3/2025/0945

Hi Lyndsey,

I noticed 3/2025/0945 has recently appeared on the planning applications portal. In respect of this address, I've no doubt you're aware of ongoing issues 3/2025/0074 (certificate of lawfulness – Refused) and 3/2024/0851 (retrospective planning application – Refused but appeal lodged)

By the looks of it 3/2025/0945 is a continuation of 3/2020/0006 (the bungalow element), but given 3/2024/0851 is currently undecided at appeal and 3/2020/0006 was approved at the time without any reference to the property currently under appeal, wouldn't these two applications be at odds with each other in over developing the land of a single property?

I think this point is also relevant given there's a partially finished property at one end of the original plot (C), and also numerous other large scale outbuildings now located on the plot (See image), should it not also be considered that the "mobile chalet" (B) appears to be larger than the original bungalow (A) that this latest application is linked to, especially considering the bungalow itself was created as an annex (3/2006/0570) to the original property 4 Wiswell Lane (D).

All in all, it seems to be an absolute mess of a development, and the developer is reliant on this chaos to press for development wholly unsuitable for the size of the plot. It also has more than an element of garden grabbing in my view.



What is your view on this most recent application and do you feel a site visit would be appropriate to understand the exact scale of development going on and whether it's appropriate?

Thanks

[REDACTED]

[REDACTED]