

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 April 2026 21:11
To: Planning
Subject: Planning Application Comments - 3/2026/0232 FS-Case-824026453

[REDACTED]

[REDACTED]

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Planning Application Reference No.: 3/2026/0232

Address of Development: Petre Garage Ltd Whalley Road Langho BB6 8AB

Comments: Subject: Objection to Outline Planning Application – Proposed Development of 9 Dwellings.

I am writing to formally object to the outline planning application for the demolition of existing Industrial buildings and the construction of up to 9 dwellings on the site to the [REDACTED]. While I understand the need for new housing, I have significant concerns regarding the impact of this proposal on [REDACTED] and the surrounding area. My objections are outlined below:

1. Impact of Land Levels and Overlooking

The application site is positioned on land that [REDACTED], with a single-track road and incline [REDACTED]. Due to this elevated position, any new dwellings—particularly two-storey houses—are highly likely to [REDACTED]. This creates a substantial and unacceptable loss of privacy. The difference in levels means that even standard separation distances may not be sufficient to mitigate overlooking, resulting in direct views [REDACTED].

2. Overbearing and Intrusive Development

The elevated nature of the site means that the proposed development could appear visually dominant and overbearing when [REDACTED]. Without detailed plans, it is not possible to properly assess the scale, height, or massing of the proposed dwellings, but the combination of density and topography raises serious concerns about visual intrusion.

3. Lack of Detailed Information

As this is an outline application with no detailed design, it is not possible to fully assess the impact on neighbouring properties. Key factors such as building heights, window placements, finished floor levels, and boundary treatments are unknown. Given the sensitivity of the site, particularly the change in land levels, this lack of information makes it difficult to conclude that the development would not cause harm to residential amenity.

4. Access and traffic Concerns

Access in the Cul-de-sac would mean travelling directly past this development, causing a potentially significant impact on movement in and out. The introduction of 9 dwellings is also likely to significantly increase traffic movements, raising concerns about road safety, access suitability, and the impact on the quiet character of the area.

5. Character of the Area

The proposed development risks introducing a level of activity and built form that may not be in keeping with the existing character of the area, particularly given the relationship between the site and neighbouring residential properties.

Conclusion

Given the above concerns, I believe the proposal, in its current form, fails to demonstrate that it would not result in significant harm to neighbouring amenity, particularly in terms of privacy and visual impact.

I respectfully request that the application be refused. Alternatively, if the Council is minded to approve the application, I ask that strict conditions be imposed, including:

Submission of detailed level surveys and cross-sectional drawings,

Careful control of building heights and finished floor levels,

Measures to prevent overlooking, such as window placement restrictions or obscured glazing,

Appropriate boundary treatments and landscaping to preserve privacy.

Thank you for taking the time to consider my comments.

Yours faithfully,

