

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 April 2026 20:34
To: Planning
Subject: Planning Application Comments - 3/2026/0242 FS-Case-832495636

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0242

Address of Development: 31 Castle View Clitheroe BB7 2DT

Comments: The only aspect of the proposed development at 31 Castle View would like to comment on is the design of the utility room roof on extension No.2 -

1. The angle of extension No.2`s roof is very acute producing an imposing 3144mm (10`3") wall.
2. As can be clearly seen from the drawing, owing to the topography of the adjoining properties at the rear of the buildings. [REDACTED] The 3144mm wall will appear to be (approx) some 3.8 – 4m from No.33`s, kitchen, utility room and yard (again, owing to the topography of Castle View the [REDACTED]`s producing an even higher visual effect at that end). I feel this will produce a very imposing unattractive wall.
3. The proposed wall will bring about considerable light restriction to [REDACTED], especially in the kitchen and utility room, also the outdoor space.
4. This wall will have a detrimental effect on the view and sense of [REDACTED] from both inside and outside the property.
5. Many similar projects have been undertaken locally over the years in a more sympathetic manner. The proposed addition could be seen as not in keeping with the surrounding area. (Pitched slate or flat rooves predominate locally).

Looking at the design of No.2 extensions roof, it maximises light in the utility room at No.31 at unfortunately, the expense of light inside the kitchen and utility room and yard of [REDACTED]

I assume the installation of a hopper and downpipe at the rear of No.29/31 will be in the backstreet connecting to the main sewer ? This is illustrated on the end elevation but not the plan or the North elevation, nor is there any mention of an RWP at the end of extension No.2 ?