

From: [REDACTED]
Sent: 09 August 2026 15:49
To: Planning
Subject: FAO: Anna Robinson URGENT: Additional Material Objection – Application 3/2026/0354 (13 Brookside)

⚠ External Email

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Dear Anna Robinson,

I am writing as the [REDACTED] to submit an important, supplementary material objection regarding planning application **3/2026/0354** for the proposed development at **13 Brookside, Old Langho, BB6 8AP**.

I understand the standard public consultation date has passed, but as this application remains pending a decision, I request that these critical highway safety and amenity points are fully weighed. The sheer size and scale of this layout create a severely unneighbourly development on the following grounds:

1. Excessive Scale, Massing, and Overbearing Size

The proposed demolition of the side structure to make way for a substantial two-storey side extension and single-storey rear extension represents a severe overdevelopment of the plot. The scale and massing of this construction will significantly erode the existing sense of openness on the street. It introduces an overly dominant, intrusive, and uncharacteristic form that is too large for the narrow separation distances between properties on Brookside. This layout conflicts directly with **Policy DMG1 of the Ribble Valley Local Plan**, which strictly protects local residential amenity against overbearing structures.

2. Potential Window Alterations and Severe Overlooking

The plans currently reference a first-floor side/front window. Given the narrow distances between the properties, I hold serious concerns regarding the potential for intrusive overlooking if clear glass is permitted in this location. While a non-habitable room window is manageable with strict obscure-glazing conditions, any use of clear-glazed windows in these close proximity zones will create an unacceptable, severe level of direct overlooking into private gardens and habitable windows. If any amended plans or layout adjustments are submitted by the applicant that alter the window treatments, I formally request that the Council triggers a fresh, statutory 14-day re-consultation period.

3. Severe Highway Safety and Parking Deficiencies

By expanding the property into a large 4-bedroom home, the required off-street parking demand increases under local highways standards. Squeezing **3 car spaces onto the front driveway** is completely unrealistic for this site layout. Because there is no adequate

turning circle on the driveway, vehicles will be forced to reverse blindly out onto a narrow residential street or execute dangerous multi-point turns in the road. This creates an unacceptable highway safety hazard on a narrow residential road heavily utilized by residents, delivery vans, and emergency services.

4. Weight of Local Impact vs. Non-Local Support Letters

I note that several third-party letters of support have been uploaded to the portal. I must explicitly highlight that these representations are largely from individuals who do not reside adjacent to, across from, or within the immediate visual vicinity of 13. Because these supporting individuals do not live right next to the development, they will experience zero impact on their day-to-day amenity. They are entirely unaffected by the physical scale, lack of turning space, and loss of privacy this massive extension inflicts on those of us living closest to it. The volume of non-local support should not outweigh the genuine, severe material harm caused to immediate, adjoining neighbours.

I kindly request that these objections are fully considered, that LCC Highways are formally consulted regarding the driveway turning safety, and that I am kept fully notified of any revised plans received by your department.

Yours sincerely,

[REDACTED]

[REDACTED]