

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 08:21
To: Planning
Subject: Planning Application 3/2026/0354

⚠ External Email

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Dear Planning Officer,

I strongly object to planning application 3/2026/0354.

The proposed two-storey side extension would cause clear and unacceptable harm to neighbouring residential amenity, directly conflicting with Policy DMG1 of the Ribble Valley Local Plan and paragraph 135 of the NPPF (2023).

The scale and massing of the extension would significantly erode the existing sense of openness and introduce an overly dominant and intrusive form. From [REDACTED] area, this would result in a [REDACTED].

It is also a serious concern that the submitted plans rely on approximate dimensions. Accurate and verifiable measurements are essential for a proper planning assessment, and their absence undermines confidence in the validity of the proposal. The proposed plans approximate sizes do not line up with the land registry map of the property & boundaries – the scale of the extension simply couldn't fit the owned plot of number 13 based on these plans.

Most significantly, the inclusion of large first-floor side-facing windows is wholly unjustified and unacceptable. These openings, even if obscure-glazed, would directly face neighbouring private garden spaces and introduce an intrusive and overbearing element. Their excessive size further exacerbates this issue and creates an unnecessary and avoidable risk of overlooking.

Comparable extensions in the area do not include any first-floor side-facing windows and are generally positioned on larger or angled plots, reducing impact. This proposal is materially different and would result in a far greater and more harmful effect on neighbouring amenity.

For these reasons, the proposal represents poor design and fails to adequately protect neighbouring living conditions. I urge the Council to refuse this application and give substantial weight to the clear harm arising from its scale, massing, enclosure, and unjustified window design.

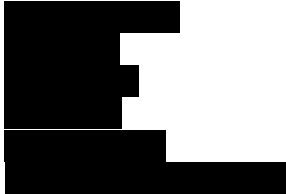
Yours faithfully,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 14:15
To: Planning
Subject: Planning Objection Application Number 3/2026/0354

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.



29 June 2026

Dear Planning Officer,

Im writing to you with strong objections to planning application No 3/2026/0354.
My first concern is the use of approximate measurements which seems inadequate when the proposed development is to be built in what is a barely adequate site.

Secondly the use of full height windows to side elevation seems both intrusive to the adjacent dwelling and also unnecessary in respect that the other extended accommodation on the similar houses have no glazed windows whatsoever to the side elevation. Also seems preposterous to have an unfrosted window in what is to be an ensuite bathroom at the front of the proposed extension.

In addition to these points using the boundaries highlighted in the location plan, given scales and the existing dimensions alongside the proposed dimensions it appears the proposed extension at an overall width of 10.5M is to be either on or extremely close to the boundary of the adjacent property. This would therefore create a both dominant and intrusive structure, not to mention the lack of access to maintain or construct the extension in the first instance. Its my understanding that in accordance with the access to neighbouring land act 1992 any access required for scaffolding, construction or future maintenance such as soffits, guttering or rendering would need to be sought from the occupiers of the adjacent property and that would be categorically denied.

For these reasons alongside the impact on neighbouring living conditions and the clear harm from its scale, massing, enclosure and unjustified window designs I would ask the council to consider refusal in this case.

Yours sincerely,

[REDACTED]