

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 June 2026 17:28
To: Planning
Subject: Planning Application Comments - 3?2026/0401 FS-Case-850109885

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3?2026/0401

Address of Development: 5 New Row Cottages, Clitheroe Road, Knowle Green PR32YS

Comments: Regarding the erection of a new larger porch.

The row of cottages date back to the 1800's . Although they are not listed it would be appropriate to try and keep the existing character of the Row.

There are 5 porches on the Row all of the same design and certainly maintaining the character of the Row.

The existing porch at No 5 has been admired over the years with its lovely climbing roses. and is the same style as the other porches although a little larger.

The new design is not in keeping with so much glass and the style of the roof and does not seem appropriate for such a lovely row of cottages.

22 Ju

FAO
Anna Robinson
Planning
Council Offices
Church Walk Clitheroe
BB7 2RA

Re : Planning Application No 3/2026/0401

Location: 5 New Row Cottages Clitheroe Road Knowle Green PR3 2YS

Dear Ms Robinson

Thank you for the information regarding the proposed changes both externally and internally to the above property.

1 The proposals include the demolition of the existing porch and erection of a larger one both width and height wise (although the finished depth will remain unchanged) The existing front elevation shows the roof of the porch to be currently at a height of 2723 mm at its apex and the roof structure is replicated by every other porch along this row of what are traditional stone terraced weavers cottages.

The proposed erection of a larger porch with a pitched roof of 2996 mm where it adjoining the front house wall will be as high as the upstairs window sills. This together with the more glazed frontage we feel will be out of keeping with the other properties along the row and the extended width and height will be a dominate feature at the front of the cottage which is in a central position in the middle of the

2 Regarding the changes to the internal upstairs bathroom we should like to point out that it is proposed that the shower, wash hand basin and toilet are to be

These fixtures and fittings . Whilst we realise

is not always necessary it is
With regard to noise from running
water and flushing toilets we would like to be assured that any pipe work is not channeled into the wall itself and that adequate noise insulation is installed. It is necessary that both of these conform to UK Building Regulation (G, H, E) and they will need to have Building Control approval.

These comments are our response to the plans which have been submitted to the planning department for approval

Yours faithfully



23 June 2026

FAO
Anna Robinson
Planning Dept
Council Offices
Church Walk
Clitheroe
BB7 2RA

23 JUN 2026

Re: Planning Application No 3/2026/0401

Location: 5 New Row Cottages Clitheroe Road Knowle Green PR3 2YS

Dear Ms Robinson

Further to my email sent yesterday regarding the above planning application and proposed changes to 5 New Row Cottages, please find enclosed a paper copy of our comments as I realised I had omitted a word at the end of the paragraph in point one

Apologies for this

Yours faithfully





22 June 2026

FAO
Anna Robinson
Planning
Council Offices
Church Walk Clitheroe
BB7 2RA

Re : Planning Application No 3/2026/0401


Location: 5 New Row Cottages Clitheroe Road Knowle Green PR3 2YS




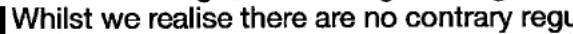
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2 Regarding the changes to the internal upstairs bathroom we should like to point out that it is proposed that the shower, wash hand basin and toilet are to be 

 These fixtures and fittings 
 Whilst we realise there are no contrary regulations to siting toilets etc along  is not always necessary it is important to note that these are solid stone walls with no cavity. With regard to noise from running water and flushing toilets we would like to be assured that any pipe work is not channeled into the wall itself and that adequate noise insulation is installed. It is necessary that both of these conform to UK Building Regulation (G, H, E) and they will need to have Building Control approval.

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Yours faithfully

