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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 August 2026 20:36
To: Planning
Subject: Planning Application Comments - 3/2026/0531 FS-Case-868445729

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Planning Application Reference No.: 3/2026/0531

Address of Development: Brathay, 2 Whittam Crescent, Whalley BB7 9SD

Comments: I'd like to express my support for the retrospective planning application at Brathay, 2 Whittam Crescent, Whalley. I note our response is slightly beyond the consultation period date, however the consultation letter was received well after the consultation date stated against the application, so trust our views will be taken into consideration.

The development makes good use of an area of land which was previously had fencing and overgrown vegetation. The development as is, provides a much neater and more orderly appearance and creates a safe and enclosed garden space for a young family, together with useful additional storage through the shed and garden room.

I appreciate that the development is positioned forward of the principal front elevation of Brathay and that, when considered in isolation, this could be perceived as an unusual arrangement. However, I believe it is important that the development is considered in the context of the particular characteristics of this site and its relationship with the surrounding properties.

Brathay occupies a corner plot and as such doesn't form part of a conventional street front arrangement. Whilst the development sits forward of Brathay's principal front elevation, it remains behind the front elevation of the neighbouring property on Whittam Road. As such, when viewed in the context of the wider street scene, the development does not project beyond the establish frontage of the properties which define the corner.

In my view, the development should therefore be assessed against this wider context rather than solely by reference to the front elevation of Brathay. The National Planning Policy Framework places importance on development responding positively to its context and achieving good design, whilst Ribble Valley Borough Council's Policy DMG1 requires development to be sympathetic to existing development in terms of its size, scale, massing, style, features and materials.

In this instance, I consider that the completed development responds reasonably to its particular setting. It is not an isolated structure projecting into an otherwise continuous frontage; rather, it occupies part of a corner plot where the relationship between the property and the surrounding street is already different from a conventional frontage arrangement. I do not consider that the completed

development appears unduly incongruous or causes significant harm to the character or appearance of the area.

Additionally the development has resulted in a clear improvement to the appearance and use of the land. The previous fencing and overgrown vegetation created an untidy and poorly utilised area, whereas the current arrangement provides a more coherent, maintained and functional space. It also provides a safe and protected garden environment for a young family and useful additional accommodation and storage.

On balance, I consider that the development represents a positive and appropriate use of the available land and responds reasonably to the particular context of the site. I do not consider that it causes significant harm to the character or appearance of the surrounding area and therefore support the retrospective planning application.