

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 September 2026 13:20
To: Planning
Subject: Planning Application Comments - 3/2026/0629 FS-Case-873167156

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0629

Address of Development: 29 Chatburn Park Drive, Clitheroe, BB& 2AY

Comments: OBJECTION TO PLANNING APPLICATION

Planning Application Reference: 3/2026/0629

Grid ref: 375064 442453

Site Address: 29 Chatburn Park Drive, Clitheroe, BB7 2AY

Proposal: Retrospective application for the retention of clear glazing in side elevation windows and rooflights.

To: Ribble Valley Borough Council – Planning Department

Dear Mr B Taylor,

We write to formally object to the above referenced retrospective planning application registered on 21 August 2026, the consultancy expiry date for which is the 11 September 2026.

[REDACTED]

the application [REDACTED] served with the application.

As a result of the introduction of the clear glazing in the two side first floor elevation rooflights, alternatively the constant wide opening of the rooflights since the application property was purchased earlier this year, and the applicant having moved in with his partner, [REDACTED]

[REDACTED]

required obscure glazing from the two rooflights [REDACTED]. Prior to this we enjoyed [REDACTED] over [REDACTED] as had been the case since its original construction in circa 1950/60.

For the reasons set out below, the application, if granted, would introduce severe, unmitigated

overlooking into [REDACTED] feeling [REDACTED] into both an [REDACTED]

For the above and the below reasons, we urge the Local Planning Authority (LPA) to refuse this application based on the following material planning considerations.

[REDACTED]

SITE CONTEXT AND LAYOUT

By way of background, the application property is a sideways-oriented bungalow built on a highly constrained, compact plot dating back to 1950/60. This can be seen from the site plan served with the application but is best viewed by way of a site visit which we invite the LPA to do before determining the application unless it is satisfied on paper that the same should be refused.

It is our understanding that the application property was squeezed in as an afterthought by the original developer having been left with a narrow strip [REDACTED] and what is now [REDACTED]

Originally the application property was a first-floor bungalow, built on a sideways orientation with no roof lights or first floor windows just a solid blank roof. All living accommodation was downstairs.

The application property protrudes far further back than the adjacent properties due to its sideways orientation, as can be seen from the site plan served with the application. This means that the application property protrudes back over half its length [REDACTED]. Whilst not measure has been taken it is also in very close in [REDACTED] be seen from the plans or a site visit.

[REDACTED] is at an [REDACTED] and we have an [REDACTED] which [REDACTED], albeit it [REDACTED] a solid blank roof until the rooflights were installed in 2019 with obscured glass. This means that [REDACTED] into [REDACTED] and/or [REDACTED]. This is partly due to our property being slightly taller than the application property as well.

Both [REDACTED] originally constructed with side first floor windows overlooking the application property but as above and due to the sideways orientation of the application property all windows overlooked a solid roof affording all three properties complete privacy.

The two roof lights were only introduced in 2019 when a dormer extension was constructed on the existing south side of the application property as per the As Built Plan. The dormer and rooflights fell within permitted development rights, which required all window openings incorporated on side elevations to be obscure glazing. Obscure glazing was in place until it was removed by the applicant in early March this year after his recent purchase.

We are aware that the seller of the application property had replaced the obscure glazing with new obscure glazing shortly prior to the purchase by the applicant, at the cost of £300 with the works being completed in one day to attract buyers.

When the rooflights are open wide to full tilt, as they frequently are and so far, almost daily, [REDACTED]

Further every time the rooflights are opened wide and/or to maximum tilt, they give the person opening them a [REDACTED] both [REDACTED].

Since the applicant moved into the application property and removed the obscure glazing for clear glazing in early March 2026, not the 1 June 2026 as per the application, we [REDACTED] more frequently that we would have done otherwise. We have [REDACTED] and we have had to [REDACTED] and using the [REDACTED] prevent being [REDACTED].

We have [REDACTED] frequently and when using it we [REDACTED]

The statement in support of the application says that the [REDACTED] which is not accepted for the above reasons, but in any event, [REDACTED] where historically there had been complete privacy. It is also noteworthy that the statement in support fails to mention any [REDACTED] [REDACTED] we assume this is admitted.

THE APPLICANTS SHUTTER DEFENCE

The applicant has installed what they say are permanent wooden shutters in the three dormer windows as a justification for retaining clear glazing, but no shutter is permanent and by their nature can be opened at any time. Shutters are generally designed to allow privacy for the homeowner not [REDACTED]. Further no such shutters, blinds, or privacy coverings of any kind, have been installed on the rooflights.

PERCEPTION OF OVERLOOKING

While the rooflights may sit at 1.7 metres internally on the As Built Plan, the insertion of clear glass creates a [REDACTED]. This creates an [REDACTED] significantly diminishing the quiet enjoyment of our [REDACTED] has been historically enjoyed since its original construction. Further, the constant opening of these rooflights means the [REDACTED]

LOSS OF MUTUAL PRIVACY

As above the unique layout and original build of our respective properties, coupled with the position of the 2019 installed rooflights creates an unacceptable arrangement where [REDACTED], while [REDACTED]. This shatters the historical amenity established since the original construction, when [REDACTED] out onto a completely blank, solid roof.

VIOLATION OF NATIONAL PLANNING LAW (GPDO Conditions)

The loft development on the bungalow was confirmed by Ribble Valley planning department in 2019 as permitted development under Schedule 2, Part 1, Class B of the GPDO.

The law explicitly mandates that any window or rooflight inserted into a side elevation slope must be obscure-glazed specifically to protect close-proximity neighbours from the above exact scenario.

By the applicant deliberately removing the obscure glazing from the rooflights [REDACTED],

[REDACTED]

[REDACTED]

NON-COMPLIANCE WITH RIBBLE VALLEY CORE STRATEGY

This development directly violates Policy DMG1 (General Considerations) of the Ribble Valley Core Strategy, which mandates that all development must protect residential amenity and must not cause a significant [REDACTED]. Clear glass entirely fails to satisfy the council's own core planning guidelines.

[REDACTED]

[REDACTED]

SITE VISIT

Should you choose to have a site visit, the application purports that the site can be seen from public land, but this is not the case. Whilst some aspects can be seen from public land, we contend it would be [REDACTED] internally and externally and the same for the application property. We are prepared to allow access for this if it is deemed necessary.

CONCLUSION AND REQUESTED CONDITIONS

We strongly support the enforcement action already taken by Ribble Valley Borough Council. We urge the Council to protect our long-standing residential amenity and refuse this regularisation application.

Should the Council decide to approve any part of the development, it [REDACTED]

[REDACTED] Pilkington Level 3 and/or fixed completely shut (or physically restricted via a built-in safety restrictor to a top-hinge opening mechanism that allows a maximum opening gap of no more than 100mm for ventilation purposes only) to prevent any [REDACTED]

Yours faithfully,

[REDACTED]

11 September 2026