

[REDACTED]

FAO Adam Birkett
Principal Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

5th February 2021

By e-mail

Dear Mr Birkett

Planning Application 3/2020/1061
Pendle View, Primrose Lane, Mellor BB2 7EQ
Proposed Erection of a Seven Bedroom Holiday Cottage.

[REDACTED] I write to object against the above planning application
[REDACTED] I ask for the following to be taken into consideration:

Overdevelopment. There are twelve properties on Primrose Lane at present. The addition of the recent planning approval of the twelve holiday lodges and this application will increase that number to twenty-five, more than double.

Prior to the current property on this site (known as Pendle View), the previous property was a one-bedroom single storey timber shack, demolished and replaced with the present large three-storey six-bedroom, 3-bathroom family house in 1985, increasing the footprint of the building over 100%. Further expansion of the site has taken place since and are detailed in the following approvals:-

- Addition of a large stable block in 1994 (approval 3/1994/0449)
- A conservatory extension in 1999 (approval 3/1999/0083)
- Construction of a 40m x 20m riding area in 1999 (approval 3/1999/0666)
- Addition of a single storey extension in 2007 (approval 3/2007/0112)
- Alteration and extension over 150% (3/2017/0410). Not implemented to date
- Twelve Holiday Lodges approval 3/2019/0894.

The propose development with seven bedrooms suggests a residence design rather than a holiday cottage. There is no substantiation of the current market for this type of holiday home development, concerns are raised as to whether a business plan has been prepared, the need for further holiday lets and when the business fails, the property will be sold as a residential home.

Increase in Noise. With the recent approval of the Twelve Holiday Lodges on this site by the applicant (3/2019/0894), with the addition of this proposal of a seven bedroomed property, there will be a substantial increase in noise generated by increased vehicular activity, persons letting the holiday cottage and services supplying the property (gardeners, cleaners, waste disposal etc). Noise that will impact on my property, my neighbours and the surrounding area.

Increase in Traffic. This will create additional traffic onto Primrose Lane, this is a further expansion on the narrow single-track road, with blind bends. For further expansion of this site will raise more concerns and ensure clear access for emergency vehicles?

Visual Amenity. The design is not in keeping with the local area and will have a negative effect on the visual amenity. The property is to be constructed of brick, this is out of keeping with the present house on the applicants site Pendle View and the nearby properties of Lower Leaches Farm, Primrose Cottage and Mellor House, which are all constructed from stone. This proposal does not relate in design or use to the current buildings on site and in the neighbourhood and has no related benefits to the local settlements.

This site is clearly visible from the three roads that bound it, Primrose Lane, Mellor Lane and Saccary Lane.

The Planning Statement. The planning statement says there are no other properties within 100m of the proposal. This is incorrect, [REDACTED]

The planning statement also states that the council has approved other holiday cottages in Ribble Valley. This is irrelevant to this application, especially as there is no supporting evidence of the additional need for this at this site.

In summary, the applicant is looking to further develop this land with a seven bedroomed property, it will unduly overburden the surrounding area and infrastructure, it is not within character, [REDACTED]

Yours sincerely

[REDACTED]