



14.02.2021

Rebecca Bowers
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA

Planning Application No: 3/2021/0078

Dear Ms Bowers,

We wish to make you aware of a number of strong objections that we have with regards to the proposed rear extension of Mr and Mrs Kinder at 28 Beech Drive, application number referenced above.

[REDACTED] we are of the view that the proposed extension will have a serious impact on our standard of living. Our specific objections are as follows:

Scale and Mass of the Extension

No other house on the Calderstones estate has such an extension which is planned by Mr and Mrs Kinder. The common extensions are ground floor extensions like the conservatory which is at the back of the house at 28 Beech Drive at the moment. Their planned extension is the full width of their house which is uncommon to any other extension on the estate. Also it is planned to be two floors which includes a roof terrace. This shows that the proposed extension is out-of-scale compared with existing houses in the vicinity.

The proposed extension, by reason of its size and sitting, represents an un-neighbourly form of house extension that would have an disagreeable impact on the amenity of neighbouring properties by reason of an overbearing effect.

Affects on Residential Attractiveness of Neighbouring Owners

In the Application Form 21 0078 under point 6. Trees and Hedges
Mr and Mrs Kinder declared "no" to the following questions:

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

This is not correct because to implement the planned extension there is a hedge that would need to be removed. This hedge is currently on the property of 28 Beech Drive straight next to the fence [REDACTED]

The side wall of the ground floor extension and the additional wall on the terrace (they call it "screening" on their application) [REDACTED] This is a massive loss of our existing view and adversely affects the residential attractiveness of the neighbouring owners.

Loss of Privacy

Our neighbours plan of their rear extension also includes a roof terrace. This would mean a clear loss of privacy [REDACTED] At present our garden cannot be overlooked from any other neighbours while they are sitting in their garden or on their patio. With any type of outside area on the first floor the neighbour of 28 Beech Drive can overlook our garden from the front of their terrace. Additionally and also distressingly they could even look into parts of our lounge.

We would be grateful if the council would take our serious objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Yours faithfully,

[REDACTED]

[REDACTED]