

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

22 February 2021

Dear Sir/Madam:

Re: Planning Application No 3/2021/0082

I am writing to object to the above planning application. There are numerous grounds for objection. An explanation of the layout of the relevant plots assists in understanding why the proposed development would have an unusually adverse effect on neighbouring properties.

As can be seen from the submitted plans the layout of the plots for 24 Blakewater Road (24), 1 Lune Road (1) and 3 Lune Road (3) are unusual in the regard that 24's garden runs horizontally from the back of the property across the end of 1 and 3 as opposed to the more common arrangement of gardens being 'back to back'. It is this arrangement that makes the proposal inappropriate because the proposed extension has to run across the rear boundary of the gardens of 1 and 3 causing them to be hemmed in. The gardens of 1 and 3 are small which will further increase the adverse effect. I would ask that the planning officer gives particular consideration to this layout.

1. Adverse effect on the residential amenity of neighbours

As introduced above the principal objection is the adverse effect the proposed development would have on the occupants of 1 and 3. The scale of the development will cause significant overshadowing and effectively hem in both properties. The layout of the plots (as outlined above) combined with the height of the proposed extension make it inappropriate. The maximum height of the extension is 4 metres which is double the height of the existing boundary. The extension would be so close to the existing boundary to, in effect, make it a new boundary. The height at the join with the existing property is such that it will completely hem in 1 and will be overshadowing to a catastrophic extent. The nature of the existing development with neighbouring garages forming part of the boundaries of 1 and 3 will further exacerbate the overbearing nature of the proposal.

The impact on 3 will also be considerable as a significant extent of the rear boundary will be hemmed in by the proposed extension. Again this will be overbearing. The submitted plan does not adequately demonstrate the extent of this as it does not show the shed in the garden of 3. That lies behind the garage of 5 Lune Road. That patch of garden is unsuitable for any other use due to the overshadowing from the garage so the impact on 3 is considerably more significant than the plan would suggest.

The proposed development is unnecessarily high. It also contains windows that will face the dining kitchens of 1 and 3 and cause a potential loss of privacy. The proposed height and inclusion of windows in the roof are disproportionate particularly as the glass rear of the extension would allow more than enough light to enter the property. In short, the proposed extension is disproportionately high and doesn't need windows in the roof. It will result in a decrease of light into the rear of 1 and 3 in order to allow a large amount of light into 24 which is evidently and obviously overbearing.

2. Loss of existing view from neighbourhood properties

The excessive size of the proposed development will lead to a loss of view from 1 and 3 causing an adverse impact on those properties and the enjoyment of them by the owners. There is a view to an open aspect of the estate from the rear of 1 and 3 which will be lost if this application is granted. As explained above the layout of the properties means that the impact would be disproportionate compared with similar properties that lie back to back with another garden. Any view will be completely lost from 1 which will be completely hemmed in with no open aspect in any direction. The view from 3 will be compromised to the extent that it will be worthless. The proposed extension will be out of character with the existing development which was to create a sense of open space with properties being built around green space to create a beneficial outlook. This view and sense of space will be completely compromised for 1 and 3.

3. Loss of light

The effect of the overbearing development, hemming in and loss of view will be a significant loss of light to the rear of 1 and 3. The loss of light to the dining kitchens of both properties will have a significant effect on the properties and their owners' enjoyment of them.

A consideration of these factors in conjunction with the layout of the plots will enable the planning officer to reject the application.

Yours sincerely

A solid black rectangular box used to redact a signature.