



FAO: Adam Birkett
Ribble Valley Borough Council Planning Office
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA

Ref: 3/2021/0144

Subject: **Objection to Planning Application at Ashcroft, Mill Lane, Waddington.**

9th March 2021

Dear Adam,

We wish to raise our concerns about the proposed development at Ashcroft, Mill Lane, Waddington BB7 3JJ – Application Reference 3/2021/0144

Our house, [REDACTED], is in direct line of sight of the proposed development so we have taken a keen interest in the planning proposals put forward, even though our house does not fall within the neighbour consultation. Considering our house is not currently overlooked by any other dwellings or businesses, we are very eager to ensure new developments do not change this. This is especially important to us, having purchased the house just over two years ago as our 'forever home' – specially for this reason. The proposed development – demolishing a single-storey timber dwelling and replacing it with an imposing, two-storey, stone dwelling – will have a significant negative effect on the landscape. As you can see from the photograph below, only the very top of the existing single-storey dwelling can be seen from [REDACTED] **The plans proposed would increase this height by over 5 meters, dramatically changing the landscape.**



Considering the proposed development is within an Area of Outstanding Natural Beauty, it is our firm belief that development should be sympathetic to area, maintaining the overall landscape. Not only would the proposed development install a very conspicuous building on the landscape, but it would also mean a dwelling is directly overlooking our property for the first time. We would also like to specifically comment on the proposed balcony, which we feel is inappropriate as it is in direct line of site to the frontage of our house.

This said, we are by no means 'anti-development' and, being relatively new to Waddington Fell ourselves, welcome sympathetic development that furthers the local area, specifically when those plans do not negatively impact on the landscape.

In light of this, **we feel strongly that a single-storey development would be much**

more suitable rather than the imposing two-storey dwelling proposed. This would mean it is mostly shielded from view by the existing trees and the natural contour of the Fell. It would also mean our property is not overlooked and the view towards Waddington is not negatively affected. Should this development proceed as proposed, we also understand from our advisers that the value of [REDACTED] would be negatively affected. One of the unique points about [REDACTED] is not being overlooked or neighboured and this development would change that.

In summary, we are of the firm belief that sympathetic development can make a positive contribution to the area, allowing people to more easily enjoy the tranquil nature of the countryside around Waddington. However, we also believe that development should not change the landscape in an obvious way, something that this proposed development would certainly do.

We would like to thank you in advance for your time on this matter and would welcome any further dialogue if it would be helpful. Please do not hesitate to contact me via email at [REDACTED] or by telephone on [REDACTED] if you need anything further.

Kind regards,
[REDACTED]