

From: [REDACTED]
Sent: 07 January 2022 15:07
To: Planning
Subject: Planning Application No: 3/2021/1122

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir,

We strongly object to planning application 3/2021/1122 36 Painter Wood as the proposed new development would be extremely overbearing, mean a loss of amenity, a loss of privacy and have a detrimental impact to the openness at Painter Wood which is designated as a greenbelt area.

We estimate the new development would have an increased volume/mass of over 250% from that of the existing dwelling - this is just the above ground mass! (*See supporting scale drawing).

It's worth noting that the current dwelling has already been extended on a number of occasions to the side and rear from its original 1950's footprint, so may already exceed the accepted 25-30% increase which is widely accepted by local planning authorities.

Currently we enjoy open views of the hills behind and along the valley across the rear gardens of neighbouring properties towards the common. *See photo 1.

The proposed development includes a 'monolithic' wall to the north east elevation which will tower [REDACTED] [REDACTED] sitting approximately 8-9m above our ground level and extending up to 15m into the garden from the rear of the existing property.

The impact will be overbearing and detrimental to both the openness and mean a loss of amenity [REDACTED]

The proposal also includes expanding the footprint so that the ground floor will encroach on neighbouring properties and sit just 1.5m away. The plot is a generous size so there is no need to do this.

[REDACTED] will also be severely impacted, especially in Autumn/Winter months when the sun is low on the horizon. *See photo 2 recently taken 6th Jan, 2022.

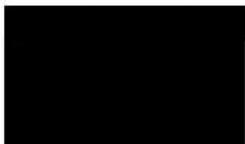
The proposed plans detail 2 windows in the en-suite [REDACTED] [REDACTED]. However these cannot be seen on the elevations so clarification on this should be sought.

The proposed development includes a large terrace on top of the ground floor level which [REDACTED] and that of neighbouring properties to Painter Wood Crescent.

Currently the very large gardens of properties along Painter Wood soak up water from the hills behind acting as a sponge. As the application includes no detail on drainage at this stage I want to highlight my concerns that building on such a scale/mass will exacerbate the flooding to [REDACTED] cottages along Painter Wood where the dyke runs off to in heavy rains.

In summary, this proposal is extremely overbearing, a huge increase in both the above ground footprint, volume and totally unsuitable for the plot. Furthermore this contradicts the planning advice we was given when working in partnership with the local authority to re-develop [REDACTED]

Kind Regards



* Supporting photos & drawings to be sent on separate email to ensure delivery.

Nicola Gunn

From: [REDACTED]
Sent: 07 January 2022 15:17
To: Planning
Subject: RE: Planning Application: 3/2021/1122
Attachments: 36 Painterwood-Existing Overlay.pdf

⚠ External Email

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Dear Sir,

Further to my last email please find attached scale drawing detailing the proposed development overlaid on the existing dwelling (shown in red) to demonstrate the huge increase in volume/mass and how

[REDACTED]

Kind Regards

[REDACTED]

Peter Hitchen
Architects

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The Sidings Business Park
Whalley, BB7 9SE

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NOTES:

CLIENT:

Mr & Mrs Brunt

PROJECT:

Proposed replacement dwelling
at 36 Painterwood, Billington

SHEET:

PROPOSED ELEVATIONS

Project number	PHA/576
Date	01/11/2021
Drawn by	JD
Checked by	PH
A2.2	
Scale	1 : 100
Sheet size	A1

[REDACTED]

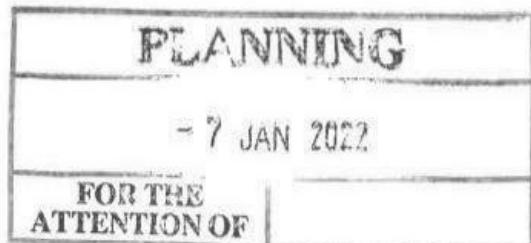
January 6th 2022

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

Planning Application No: 3/2021/1122

Grid Ref: 372760 435573

Location: 36 Painter Wood Billington BB7 9JD



FAO. Mr Adrian Dowd

Dear Sir

We are in receipt of your letter dated 22nd December 2021.

Advising of the Demolition of 36 Painter Wood also the plans of the proposed development. We have no objection with the construction of a new building however the addition of a swimming pool and leisure facilities at the rear of the building is not acceptable!

The design of the proposal is totally out of context being sited in a residential garden in the Ribble Valley and would be more at home if built on an industrial building site.

Whilst I realise I can't complain a [REDACTED]

Photograph illustrates what we would be looking at should the development go ahead.

I'm sure you will agree it is totally out of context with the area!

We would like to register our objection to this development as it is totally unacceptable.

Yours faithfully

[REDACTED]



...and the government has been doing more to...
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