

Nicola Gunn

From: Planning
Sent: 20 July 2021 16:47
To: Planning
Subject: REDACT AND UPLOAD Planning Application 3/2021/0677

Categories: xRedact & Upload

[REDACTED]

Sent: 20 July 2021 16:44
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No. 3/2021/0677



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REF: planning application no. 3/2021/0677

Dear Sir/Madam,

We are writing with observations on the proposed kitchen extension at 4 The Granary, Withgill Fold (planning application no: 3/2021/0677).

Whilst we do not object in principle to an extension, we do believe that the proposed pitched roof will have a negative effect on the open space in the courtyard.

The plans show the roof rising 1.2 metres above the retaining wall. At this height, there will be a detrimental effect to the open space of the courtyard which is enjoyed by all residents at Withgill Fold, and create the feeling of being hemmed in. We believe this impinging of the open space will have a negative impact on the original purpose of the courtyard; that is creating an area which all residents can enjoy without feeling overshadowed by a roof which invades that space significantly due to its height, with the additional issue of the overall aesthetic being harmed.

We note in the planning correspondence that a flat roof was originally mooted in pre-application discussions. We also note that whilst the comments from the pre-application that while the flat roof is lower, its “impact would still be harmful”. Given the observations above, we would support a flat roof option if the plans were re-submitted. A flat roof would not harm the aesthetic of the courtyard and the feeling of open space currently experienced would not be compromised.

In conclusion, we would ask the Planning Department at RVBC to consider the implication of the pitched roof in the current plans and the detrimental and harmful effect this would have on a communal open space.

Yours faithfully,

