

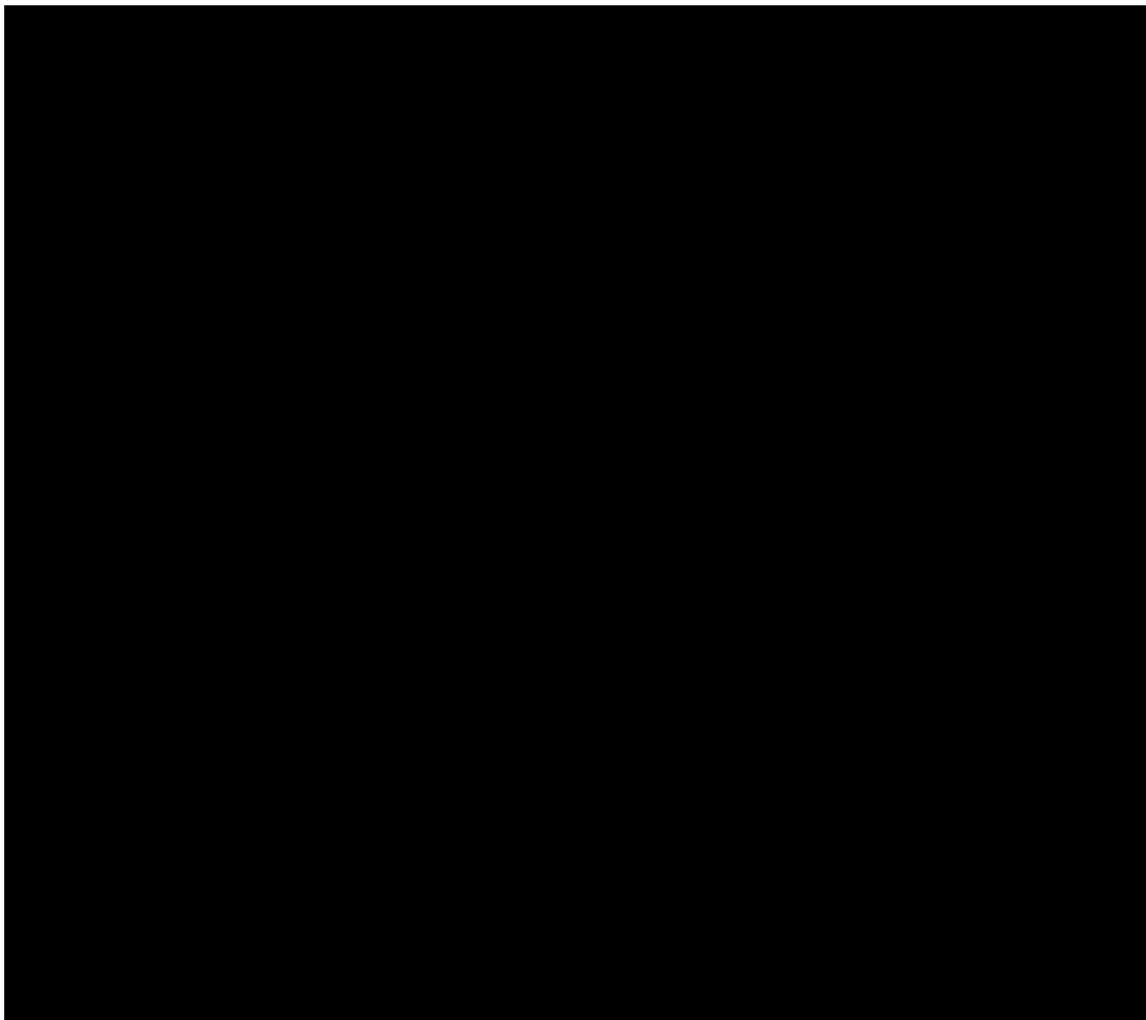
Nicola Gunn

From: Planning
Sent: 21 July 2021 10:06
To: Planning
Subject: REDACT AND UPLOAD Planning Application Comments - 3/2021/0677

Categories: xRedact & Upload

Forwarded by Jane

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 July 2021 20:35
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/0677



Planning Application Reference Number: 3/2021/0677

Address of Development: 4 The Old Granary
Withgill Fold
Clitheroe Lane
Withgill BB7 3LW

Your Comments: We understand that the property above would like to enlarge but are concerned that the proposal is not in keeping with the scale and appearance of the hamlet with an increase of the built-up area of +32%. With the site location adjoining the original courtyard, the proposal below will impact negatively on the character of this community asset.

The courtyard is formed of traditional converted barn houses and features an established open north-east corner which acts as the entry point to the development for guests arriving from the guest car park. The proposal will undoubtedly impact the character of the community, disrupting the visual hierarchy by introducing another individual building. From the perspective of the courtyard, the proposal's ridge level is that of above the first-floor windows, forming a visual barrier that encloses the courtyard, disrupting the traditional open corner.

Given its proximity to an AONB, its unique courtyard -feel based on the current building layout should be preserved.