



Mr J Macholc
Director of Economic Development and Planning
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire BB7 2RA

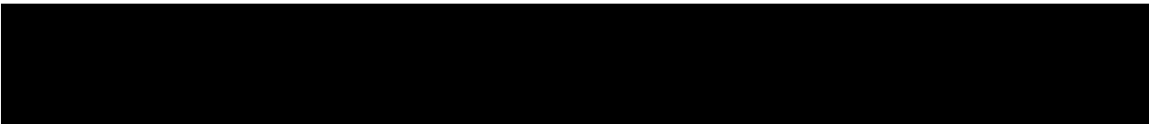
6 December 2021


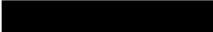
Dear Mr Macholc

Planning Application No: 3/2021/1166 – 5 Higherfield, Langho, BB6 8HQ


Thank you for your letter of 22nd November regarding the above,

I am concerned at the proposed development at 5 Higherfield, Langho, on the grounds outlined below, and wish to formally register my objection to planning consent being granted.



I also note that the proposed rear elevation is essentially a glass wall and largely formed of glass bi-fold type doors. Given that these are likely to be wide open in warm weather, 


The proposed development, in both scale and design, is not in-keeping with either the existing property, or neighbouring properties, some of which have extensions which are more sympathetic to the neighbourhood.

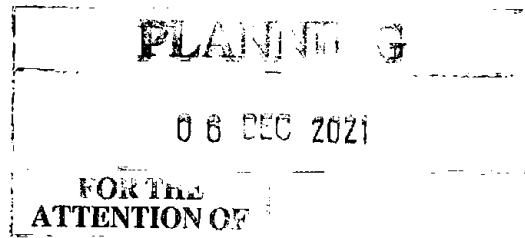
Reference is made to additional parking at this property, which I took as a positive in the first instance,  but closer examination suggests this is not the case, as there are already two parking spaces to the front.

Finally, given the scale and relative complexity of the proposed build (and access), 


I urge you to reject this application as it stands.

Yours sincerely





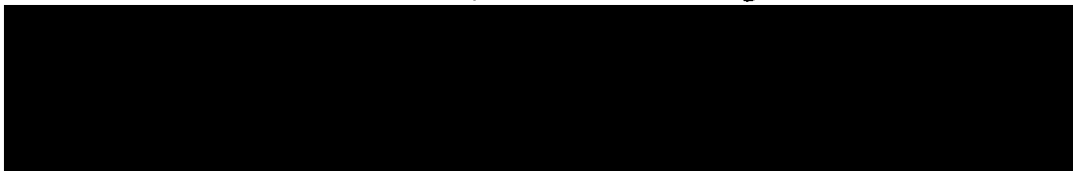
Ribble Valley Borough Council Planning
Mr. Ben Taylor
Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Ref: 3/2021/1166 – 5 Higherfield, Langho, BB6 8HQ

6th December 2021

Dear Mr Taylor,

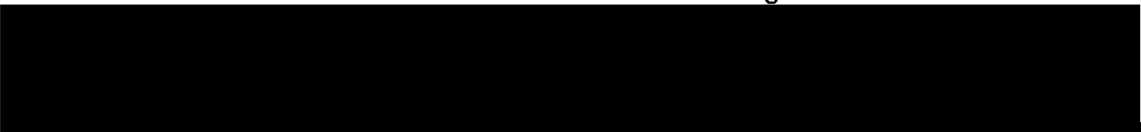
Thank you for your letter of the 22nd November regarding the above. We wish to formally register our objection to the said proposed development for the following reasons:



- Plans do not appear to reflect the actual site boundary lines correctly.
- Plans do not take account of differential height levels across the boundary fence or property levels.



- Plans do not appear to reflect the actual floor levels of 5 Higherfield.



- The previous planning application from 30th June 2021 was approved and [redacted] to this (Planning Application Number-3/2021/0473) and it has been approved.



The proposed site plans PL/02 A & PL/05 B appear to have incorrectly sited the existing boundary line on the Northeast side of the 5 Higherfield. [redacted]

[redacted] [See enclosed [redacted] : PL/02].

[redacted] The boundary line is the wall of the garage from 5 Higherfield and runs linear to this. Initially, starting from the boundary fence line between number 5 and 7 Higherfield. [redacted]



[redacted] [See enclosed [redacted] : PL/05].

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The topography of the gardens involved in this proposed extension undulates in height between each property. The houses are built on a natural development slope that goes down from South to North. Therefore floor and garden levels of each property are quite different and the plan does not appear to take account of this impact, as No 5 Higherfield's rear garden is on a raised elevation. [REDACTED]

[REDACTED] Indeed, even the ground floor levels in 5 Higherfield are different and the plans relating to this show the garage floor in 5 Higherfield is level with associated ground floor rooms. However, this is clearly not the case as the garage is perhaps about 300mm lower [See PL/04 EXISTING ELEVATION 3].

Consequently, [REDACTED]

[REDACTED]

[REDACTED]

In relation to the work completed this spring of 2021. [REDACTED]

[REDACTED] commissioned a Contractor for Landscape/Fencing work to remove a 10.5 Meter length x 1.8 Meter (Trimmed height) established (33 year) conifer hedge. Additionally the contractor carried out landscaping, retaining and shoring of the boundary lands to prevent further subsidence, thus creating increased expenditure (Because of the removal of stabilisation root formation and land boundary level differences). Also, to prepare the ground work so that new posts could be installed to accommodate a heightened fence to 2 Meters as specified by [REDACTED] (See enclose Picture from August 2021 [REDACTED]).

[REDACTED] approved and we accept that this would not impact on the issues and concerns discussed in this letter. Please see (Planning Application Number- 3/2021/0473) [REDACTED]

[REDACTED] the impact of the proposed plan is unacceptable to [REDACTED] are obliged to formally object to these proposals.

[illegible]

Approved By
AW

Job No. **21-032**
Drawing Number **PL/02**

Scale
1:100
Drawing Title
EXISTING_SITE_PLAN

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, use and management of information, and the development of the means of its acquisition, storage, dissemination and communication. (p. 1)

The 'communication' field is defined as:

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The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the implications of the findings. The paper concludes with a summary of the main findings and a list of references.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was conducted using appropriate statistical methods. The results of the study are presented in a clear and concise manner, and the implications of the findings are discussed in detail. The paper is well-written and easy to read, and it provides a valuable contribution to the field of research.

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PLANNING

06

Ribble Valley Borough Council Planning

Mr. Ben Taylor
Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Ref: 3/2021/1166

6th December 2021

Dear Mr Ben Taylor,

[REDACTED] are unable to consent to the plan proposal and therefore provide points of objection below.

[REDACTED]

The proposed plans fail to provide a clear boundary line, suggesting that the line runs parallel and slightly away from the Number 5 Higherfield Garage wall. This is confusing because the boundary is the garage wall (5 Higherfield) and thereon after is continuous on to the boundary fence line. This boundary/fence line was established in 1988 at the time of the house construction.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The previous planning application [REDACTED] (3/2021/0473) had been approved [REDACTED] that the June plan takes consideration of the impact on [REDACTED]. This we believe is a viable alternative that fits better into the surroundings. Again it was our understanding that this was approved and [REDACTED] (Planning Application Number-3/2021/0473) as it did not impact on us.

Finally, we acknowledge and understand that these plans are initial proposals.

[REDACTED]

[REDACTED] On close examination of the proposed plans the architect appears to have pushed a parallel boundary line [REDACTED] This is concerning,

[REDACTED]

Yours faithfully,

[REDACTED]

Process 1

Picture 2