

[REDACTED]

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**From:** Planning  
**Sent:** 25 January 2022 14:14  
**To:** Planning  
**Subject:** REDACT AND UPLOAD PLANNING APPLICATION - 3 / 2021 / 1289 PLANE TREE COTTAGE

Already printed for file and forwarded to officer

[REDACTED]

**Sent:** 25 January 2022 13:07  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** PLANNING APPLICATION - 3 / 2021 / 1289 PLANE TREE COTTAGE

 **External Email**

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Begin forwarded message:

[REDACTED]

**Subject:** Planning

Dear sirs

We shall be grateful if you will treat this email as our objection to the above numbered planning application .

[REDACTED]

Whilst we would have no objection to the erection of a single storey two car garage ( subject to planning approval ) and have always so indicated to the Applicants, this present application seeks approval for a complex of two garages , workshop and first floor studio ( incorporating a total of eleven windows ) , which we do object to .

The proposals amount to overdevelopment and will have an adverse impact on the overall appearance of both the surrounding landscape and streetscape .

The proposals are also not in sympathy to the existing land uses in terms of there size , intensity and nature .

The proposals are not compatible with Policies DMG1 and EN2 , especially when the site is in an Area of Outstanding Natural Beauty .

[REDACTED]

In regard to the Application Form , we make the following observations:

Clause 3 ( Description of Works ) fails to mention the erection of a first floor studio and there is a metal shed on site at present , rather than a wooden one .

Clause 7 ( Trees and Hedges ) incorrectly states that there are no trees within falling distance of the proposed development.

There are actually two trees within falling distance , both being about 100 feet in height

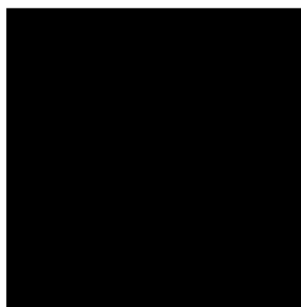
The nearest tree is on our land and is about fifteen feet from the proposed development.

The other tree is so close that it's branches overhang the development.

Clause 8 ( Parking ) incorrectly states that the proposed works will not affect existing car parking arrangements.

Kindly confirm safe receipt of this email .

Yours



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