

From: [REDACTED]
Sent: 20 September 2023 14:19
To: Planning
Subject: Application No: 3/2023/0424

Categories: Waiting for a response

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To whom it may concern

I am writing to challenge the information that is being provided in the supporting planning documentation for the removal and rebuild of Sunnyside (Application No: 3/2023/0424). The challenge being that some of the information being provided is incorrect which has a significant impact on the feasibility of the proposed project. This is to the extent where executing the project could cause significant distribution to the surrounding area.

The statement (in bold and underlined) which I believe, as do many residents on Long Row, to be incorrect is published in the 'Planning Supporting Statement of Case'. Here it states in section 1.1:

'The application site sits at the rear of two existing properties [Clementina and The Croft] and comprises an existing detached single storey dwelling situated within an extensive residential curtilage. The current property, together with the existing site curtilage, is in a semi-derelict state. The dwelling has been unoccupied for a period of time; it is neither sustainable nor would it be building regulation compliant to attempt to renovate the dwelling. There is a pedestrian access to the property directly from Barker Lane; **vehicular access is gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling**. Sunnyside is one of at least 20 residential properties located within a radius of 100m from the application site all of which sit within the Green Belt.'

Area of Challenge

The incorrect information and area of challenge being the vehicular access to Long Row and right to park on Long Row.

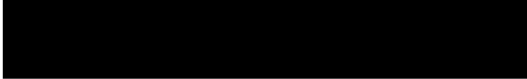
1. The property in question has access issues as it only has pedestrian access along a narrow path which is accessed via Barker Lane. This was made clear on the sale of the property as it was explicitly stated within the sale description (link to sales description > [REDACTED]). Therefore any/all construction would have to be undertaken via this footpath. This would mean Contractor vehicles/skips/building materials/ specialist equipment etc. would all be required to park on Barker Lane (an already narrow and busy road) which is a main road and bus route. This in addition to the fact asbestos is believed to be on the property leads to the increased risk of exposure.
2. Sunnyside has no vehicular access of any sorts from any road/street/row/lane etc.
3. Sunnyside has no vehicular or pedestrian access from Long Row. There is no unfettered right for sunnyside residents or anyone, other than the residents of Long Row to park on Long Row.
4. Long Row is an unadopted single track road and therefore parking on the road is impossible without blocking access.
5. All land which comes off Long Row is privately owned and is utilised exclusively by the landowners. I, like my fellow Long Row residents, have my land registry deeds proving this statement.

A simple land registry search on the property in question and those surrounding should highlight and support the above statements made.

The property undoubtedly requires redevelopment. However, being in the landlocked location that it is makes demolition and rebuilding a difficult and arguably risky task, not to mention the distribution it would undeniably cause to the surrounding areas. The proposed method of how this project would be executed i.e. via the pedestrian path with no vehicular or parking on Long Row needs to be explicitly stated in the planning application. This should then be seriously considered by RVBC from a safety and feasibility standpoint before any planning is granted.

To truly grasp the significant impact this detail has on the feasibility of the project I would urge a member of the RVBC planning team to visit the proposed site to fully understand the extent of the access issues prior to making any planning application decision. I truly appreciate you taking the time to read.

Kind regards



[REDACTED]

From:

Sent:

[REDACTED]
20 September 2023 17:45

To:

Planning

Subject:

Planning App. No : 3/2023/0424 Sunnyside Barker Lane BB2 7EE

⚠ 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/Madam,

I write in regard to the above planning application to which I have strong objections.

The statement in support of the proposed document includes a wholly inaccurate sentence which states "vehicular access is gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling." [REDACTED] Long Row and [REDACTED] [REDACTED] [REDACTED] The other properties along the lane also own their allocated parking areas either at the front or adjacent to their homes. This was explained to the applicant (and proven with land registry certificate) when he did [REDACTED]

It was explained to him that Sunnyside has NO vehicular access in fact ONLY pedestrian access from Barker Lane along a narrow walkway.

It was also explained that Long Row is a PRIVATE road (as per signage at its entrance) which the residents have recently spent £1000 each household on having maintained.

I struggle to see how the applicant or definitely his agent have not envisaged the obvious difficulties in accessing Sunnyside when undertaking their due diligence.

In fact if the proposal is agreed and Long Row is utilised for access / egress of demolition, materials and plant this would cause considerable impact on :

1. Damage to local infrastructure and roads 2. Disruption to local residents 3. Undoubtable trespassing of vehicles on private property not to mention the already hazardous junction of Long Row onto Barker Lane.

I hope the Ribble Valley Planning Department will understand the situation which is apparent when viewing the property Sunnyside.

Kind regards ,