



15.03.2021

Rebecca Bowers
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA

Dear Ms Bowers

Planning Application No: 3/2021/0078- proposed plans amended 5th of March.

I am writing in reference to the above quoted planning application.

 The rear of our house in Laneside Close is facing directly into some of the rear gardens in Beech Drive. In our case our property looks towards the garden of number 28 Beech Drive.

We are aware that Whalley Parish Council objected to the roof terrace due to the close proximity of other residential properties. The Parish Council felt this would be intrusive in terms of privacy for neighbours and out of character with other domestic dwellings on the estate and we are grateful for that.

Having seen the new plans, I am afraid the concerns we expressed in our previous letter have not changed. We believe that the alterations proposed are too little to make any significant difference. A roof terrace, similar to the one originally proposed, remains unchanged.

So as per our previous communication, we are still concerned with the proposal and we wish to lodge the same objections in relation to Mr and Mrs Kinder's amended application:

1. Privacy

The planned roof terrace on the first floor would allow the residents of 28 Beech Drive to overlook our whole garden from the front of their terrace. We would feel a massive loss of privacy due to this.

Since we acquired our property, we have always valued the privacy of our garden. Also, all the main rooms in the house (kitchen, living room, two bedrooms and my office) face on that direction so allowing a high balcony will have an impact on our privacy even while we are indoors.

2. Detrimental impact on neighbouring properties

At present we have an open view out of our windows at the back of the house and from our garden area. If the application goes ahead the extension would strongly influence our existing view, specially from the living room, in a negative way.

3. Scale and size of the extension

After reviewing the amended plans, we believe the extension is still grossly oversized compared to all other extensions on the estate. An extension of this size would be out of proportion with other extensions on the estate and extremely overbearing to us and the other neighbours.

Once again, we would be grateful if you could take our concerns into consideration when deciding on this application. We would be more than happy to talk to a representative of the planning department, if you consider it would be beneficial, or even invite you to our home so you can see the issues personally.

Kind regards

