



Rebecca Bowers
Ribble Valley Planning Officer

16th March 2021

Planning application reference 3/2021/0202 – Mrs Lord, 27 Abbey Fields, Whalley.

Having considered the planning application and having discussed and tried to address my concerns directly with the applicant, but to no avail, we would like to object to the application for the following reasons:

Encroachment

My property is to the east of the applicants and borders the extension to the eastern elevation. The extensions to the east and north of the applicants home borders my garden and would require the removal of the dividing hedgerow (Image 1) and the fence, which is not referenced in the application . This will leave me with a visually imposing gable end wall which would run beyond their own current building line and that of my own home, down our boundary line and well into the line of the gardens. (Image 2)



Image 1.

Image 2.

Image 3

The encroachment into the garden, beyond the existing dwelling, running alongside my main seated patio area will be particularly imposing and urban in appearance and I object for these reason.

Privacy

Images 1, 2 & 3 show the patio which will be alongside the proposed extension and the high level windows. These windows are not true high level windows offering privacy whilst capturing light. At 1.75m high from the outside and at least 100mm lower from the inside, and as such at eye level, they will overlook both the sun room, patio and conservatory on what is currently a very private mature garden. Opaque/ frosted glass would give the building an appearance nearer to a public building and it is upsetting that this aspect of the plans has not been better thought through. My son has asked, on my behalf, for the applicant to consider roof lights or light tunnels via the roof, but this hasn't been adopted. For the reasons of appearance and privacy I object.

Ridge/roof line and easement of light

The narrow passage way that runs between the two properties is on my deeds and both sides have a flat garage roof. To build a large gable end wall to the new ridge in excess of 4 meters would leave a narrow tunnel with a shadow being cast over the sun room and patio, losing early afternoon sun, when I would on most days sit out. The large gable end rendered finish would be aesthetically unpleasant and in the early morning sun, very bright, glaring and light intrusive.



Image 4 (applicants home to the left and mine to the right)



Image 5

My sun room at the center and the applicants home to the right

I would have hoped the plans would have been designed more sympathetically rather than the large gable end wall immediately on the eastern boundary. This gable proposes to run beyond the bins and into the garden (See image 4). Perhaps a hip roof from the existing house ridge dropping down to the existing eastern boundary wall height of their existing garage would have avoided this. The applicants existing ridge can be seen on image 4 against the existing garage roof height and a full hip roof would be far better. In image 5 it can easily be seen just where the ridge in the application would end up and this would obstruct light and view towards Whalley Nab. For these reasons I strongly object.

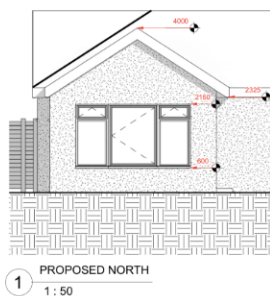


Image 6 (thick black line showing option of ridge/hip on east elevation)

It is appreciated that we have no right to suggest how the plans should change but I don't want the application to be thrown out, merely accommodate some modest changes that suit all concerned.

Your sincerely

