

From: [REDACTED]
Sent: 10 April 2021 21:00
To: Planning <planning@ribblevalley.gov.uk>
Subject: planning comments no 3/2021/0210

[REDACTED]

9TH/04/2021

Ref Planning Application 3/2021/0210
Re: Retention of unauthorized buildings

Dear Sir or Madam,

Thank you for the letter dated 23 March 2021 which we only received 5 days ago !!
Another Covid 19 problem I'm sure or just an oversight by the council's planning dept.

With regards to the unauthorized building works done to the [REDACTED] property, without any prior knowledge of us as the neighbours, I would like to clarify our objections and concerns.

1. I do not quite understand the reason for the loft conversion being to add a third bedroom to a property that was already 3 bedrooms. Whilst I don't object to home improvements the reason is no justification.
2. The front of the conversion (street side), whilst not in keeping with the look of the neighbourhood, it is at least sympathetic. However, the rear elevation is certainly not in keeping with the rural area. The "planned" change, with respect to the windows in the loft, is not what has actually been built; the light pollution is excessive with the wall of large open windows. You'd get less light pollution on the environment if you had a lighthouse beacon there.
3. There is now a total lack of privacy on the rear and side of our property, (even in the field) that is private and is contrary to our human rights of enjoyment of our home. The loft extension should have mirrored the front with 2 pitched roof windows which would cut down the light pollution and less intimidating than the monstrosity there now.
We were approached by our neighbours regarding the replacement of the garage as they wished to make it a two story building, one of their reasons being that it would help to hide our property from the loft windows, it would have been that high!. We objected as our property is lower down than theirs and if the garage were to be made any higher it would considerably reduce the light we get into rooms on that side of the property even more that the current building does, which has already happened and we wouldn't have experienced this with just a porch... I see the plans no longer seek permission for two stories.
4. Whilst some ground work has been carried out the existing garage is still in place the application for the changes to that are not retrospective.

5. From what we original heard from other local people, (not the neighbours themselves), when the building started the side “two story extension” was to be just a porch. But as the building progressed it soon became apparent that was not the case. It has also added a clear glass window on the side at first floor level that overlooks our property. Whilst there was a window on that side prior to the extension being built it was Opaque and not clear so not overlooking our property as the new one does.
6. With regards to the garage I’m a little confused on the plan of the existing building the rear red boundary line appears to incorporate some of our land. The actual boundary line is in line with the rear of the existing garage. We would like an explanation of why that boundary has been shown as it is.
7. The back of the existing garage is a party wall on the boundary of our garden, to the side there is a log store and then the boundary which is a dry stone wall with a large earth rockery on our side of it. This wall being original to its surroundings could be liable to collapse if digging and earth movement is carried out too close to with the potential of causing damage and additional expense to our household. As mentioned in item 3 above the original intent of the owners was to build a much higher building which would have meant MORE loss of light. Building any higher than the existing building is simply not acceptable the over development of this small rural site is already excessive.
8. In conclusion the rear loft extension should have mirrored the front, the side extension should have been kept at a single storey and the “garage area” no bigger or higher than is at present.

We may live in a rural property and not in the centre of Clitheroe but I believe we have the same human rights to light, privacy and enjoyment of our home as everyone else. We are also concerned why we only recently received any correspondence from the council with what may be described as the 11th hour. I have no doubts the Ribble valley planning will just wave these retrospective plans through even though planning laws may have been broken because it’s the easy route. Please accept these comments and objections as submitted via your web site and we will also post a hard copy to the council offices.

Regards

