

From: [REDACTED]
Sent: 27 March 2021 12:27
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No: 3/2021/0237

Dear Sir/Madam

Planning Application No: 3/2021/0237

Grid Ref: 372643 436871

Proposal: Proposed raised roof to dormer bungalow to create full two storey dwelling and alteration to parking arrangements

Location: 3 Moor Field Whalley BB7 9SA

We are owner residents at [REDACTED] which is the property adjacent to the proposed development above and wish to register our strong objections to the proposal for the following reasons:

- **Privacy** – if this proposal is approved there will be windows at the back of the house which will obliterate the privacy to our back garden which we have been afforded since purchasing our property 26 years ago. Whilst we have houses who's gardens back onto ours, they are farther away than this will be and we have trees at the back of our garden which shield us. We are unable to put any more trees at our side boundary as this will cause serious issues with shade. The property height itself will potentially shade our garden further
- **Light** – we have three Velux window lights on the roof which will be adjacent to the North Elevation of the proposed development. Here we have concerns that raising the roof will cause a blockage of light – the middle Velux is the only source of light coming into our hall, stairs and landing apart from a glazed front door which has obscured glass for security.
- **Existing estate** – According to your policy DMG1, any proposed development should “consider the density, layout and relationship between buildings, **which is of major importance**. Particular emphasis will be placed on visual appearance and the relationship to the surroundings, including **impact on the landscape character**, as well as the effects of development on existing amenities”. Whilst there are 4 two storey houses on the Moor Field/Moor Edge estate, these were built at the initial development of the estate. They are well positioned on the outskirts of the estate so as not to overlook directly onto houses, and have adequate space around them. This upward development is not in keeping with what is and was always intended to be an estate of predominantly true or dormer bungalows and will give rise to a continuous run of over 23 metres of development with a very small gap between No1 and No3 Moorfield and an impactful reduction of space between No3 and No5. There is an issue with precedent being set here for future development of all the bungalows which would be a contravention of the policy statement above. Even with this one, the aspect and aesthetic of the estate will be severely impacted. All applications on this development to raise rooves have previously been refused.
- **Over development** – There is a well documented lack of bungalow stock in general and in the Ribble Valley, and this is evidenced by the sale of recent properties on this estate within

a week of being placed on the market and with purchasers bidding up on the asking price to secure the property. Whalley has a large supply of two storey dwellings already with several new developments and proposals for further development of this type of property. It is important to keep the stock of bungalows/dormer bungalows to ensure enough stock for those who are less abled or require this type of living. Our suggestion would be that if one wanted a two storey dwelling, then that is what should have been purchased in the first place.

Thank you for taking time to note our concerns and observations.

Yours faithfully

A solid black rectangular redaction box covering the signature area.