

**From:** [webmaster@ribblevalley.gov.uk](mailto:webmaster@ribblevalley.gov.uk) <[webmaster@ribblevalley.gov.uk](mailto:webmaster@ribblevalley.gov.uk)>

**Sent:** 06 April 2021 22:20

**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

**Subject:** Form completion: Planning Application Comments Form

## FORM DETAILS

**Web Ref No:** 24665

**Form:** Planning Application Comments Form

**Completed:** 06/04/2021 22:19:33

**Status:** Pending

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## USER DETAILS

**Site user email:** Unregistered user

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## USER INPUTS

**title:** [REDACTED]

**LastName:** [REDACTED]

**firstName:** [REDACTED]

**numberName:** [REDACTED]

**postAddress:** [REDACTED]

**postCode:** [REDACTED]

**refNo:** 3/2021/0273

**addDev:** Holly House 13 Pinder Close Waddington

**comments:**

1. The construction clearly is not within Class E Permitted Development rules. 2. The siting and overall size of the construction exceed Permitted Development limits by a very considerable margin both in height and proximity to the boundary. 2. No prior notice or notification was given and no discussion took place prior to construction, the building just appeared, so it was not possible to raise any concerns in advance. 3. The measurements should be checked. On photo 2 there is no measurement between the rear elevation and the boundary fence but it appears to be less than 1ft (or 0.3m). On photo 3; a) 3.2m appears not to be the full width of the construction but the distance between the roof supporting posts. b) the suggested

full height of 3.2m appears to be measured from the top of the plinth or platform not from ground level c) the measurement of 2.15m appears to be taken from the top of the plinth or platform to the bottom edge of the crossbeam supporting the roof. The eaves appear to be higher. d) the height of the platform or plinth does not appear to have been measured. 4. For a garden building this is a large construction. It is not unobtrusive, quite the contrary it is imposing. 5. It is very close indeed to the boundary fence, uncomfortably close it might be said (see paras 9-10 below) 6. The total width of the construction we have measured at 4m. From the left hand extremity as you look from our garden (ie to the north) it is 12.5 m to the end of our garden. At 4m wide it is therefore almost one third of the length of our usable garden that is covered by the construction which at its highest is (from our side) 3.8m high. It will at times, affect the amount of sun and light onto our patio which is immediately next to the fence, and to our conservatory (see photos). 7. If we may say so, it appears to us to be a strange place to put a construction of this kind, it would perhaps be better sited closer to the house or at the end of the garden rather than to the side. 8. The rear elevation is unsightly, particularly the arrangement of the drainpipe (see photo). It is not clear where the drainpipe empties, if it is straight onto the ground the water may cause the base of the fence to rot. 9. If this is a hot tub enclosure then we have concerns as to drainage. Is it connected to mains drainage and if so how and where? If not where will the water drain? The application is silent on these matters. 10. Whilst the declared intended use in the planning application is as a "cover for a hot tub installation", it is not clear to what other uses or purposes the construction might be put, except that it is plainly not intended for storage, but it is reasonable to assume that there will be significantly enhanced garden activity in that areas and possibly after dark. Does it have lighting installed? We have no way of knowing for sure but it is perhaps likely such activity will impact on the quiet enjoyment of our own garden. 11. The following is taken directly from a website called hottubfocus.com "The main complaint than neighbours seems to make about hot tubs is the noise. The constant pump noise and sound of the jets can carry quite a long way and become really irritating for neighbours." We have not heard the installation in operation yet but based on this quote we have significant noise concerns, particularly as it is right next to our fence. 12. A direct quote from DWS Solicitors website d-w-s.co.uk in the "Guide to being a good neighbour" section seems relevant ; "Ever been annoyed by an annoying constant sound? Bubbling hot tubs may not be for your neighbour and could be classed as a nuisance due to noise."