

From: [REDACTED]
Sent: 13 May 2021 13:58
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Number 3/2021/0376

FAO Ben Taylor
Planning Department
RVBC

13 May 2021

Dear Sirs

Planning Application No: 3/2021/0376
Location: Radley, Ribblesdale Avenue, Clitheroe, BB7 2HZ

I am writing in respect of the above planning application.

Whilst I would not have a fundamental issue with an application to build a workshop of an appropriate size, I do have the following significant concerns with the proposed plans as presented:

1. **Overall scale of extension.** The proposed workshop is in addition to what is already a very substantial garage / workshop. Combining the two would appear to create outdoor building space with a square footage as big as if not bigger than the main house itself, which would seem excessive and unusual. It also concerns me about what such a large combined garage/workshop would be used for as it would clearly be well in excess of what a typical home workshop would require (see below);
2. **Height of extension.** The proposed extension is 4.1m high with the eaves at 3.0m; this compares to the existing wall between the 2 properties of approximately 1.7 meters in height. Inevitably this will throw further shadows onto our garden and the other neighbouring properties behind Radley, depriving us all of light at some parts of the day. It would also mean that we would have a 4.1m high brick wall to look at from our garden which would clearly not be attractive and would affect our enjoyment and use of our garden;
3. **Proximity to boundary.** The proposed plans have the building flush with the boundary wall between the two properties and also at the back, which again we believe is inappropriate adding to the loss of light. My own property, prior to me buying it, had a new garage built, which has a ~1m distance from any boundary wall which I assume was a planning regulation imposed on the rebuild. I would also wonder how the applicant intends to build such an extension without trespassing on mine and other adjacent properties.
4. **Potential use of workshop.** As I note above, the property already has a very sizeable garage/workshop which we understand is already used by the owners of Radley as a workshop and has lathes or other engineering machines in it. I have real concerns that the addition of such a workshop extension would mean that the owners will use the extended property as effectively commercial premises (I understand the owner has his own engineering business) and install a number of

commercial machines in the extension which inevitably would be noisy and impact on our enjoyment of our garden.

5. **Character of Neighbourhood.** Ribblesdale Avenue is characterised by substantial semi-detached houses with substantial standalone garages at the end of the property drive. Whilst there has been quite a lot of refurbishment and extension work on a number of the properties, the overall principle characteristic of a standalone garage has I believe remained, so the addition of a substantial extension to the existing garage would change the overall aesthetic of the row of properties.

Your sincerely

