

From: [REDACTED]

Sent: 09 May 2021 23:31

To: Planning <planning@ribblevalley.gov.uk>

Cc: [REDACTED]

Subject: Fwd: Planning Application No.3/2021/0377 (43, Hawthorne Place, Clitheroe BB& 2HU)

Good evening

I am sending this email to you in case my online form, objecting to the above application, has not been delivered.

Please acknowledge receipt of this email and confirm that it will be placed on the file for consideration.

Regards

Subject: Planning Application No.3/2021/0377 (43, Hawthorne Place, Clitheroe BB& 2HU)

1. I own [REDACTED] Clitheroe which is a neighbouring property to the development site. I wish to object to this application for planning permission.
2. This is the latest in a number of applications by the applicant for permission to build on the development site. For many years, the applicant has wanted to build a house on the site. All previous applications have been dismissed, two have gone to appeal and both appeals have been dismissed. The date of the last appeal decision was 1 October 2020. I refer you to the reasons given in the letter of 1 October last (re :APP/T2350/W/19/3242222) and submit that they are relevant to the current application.
3. The current application is for a large garage and workshop, a development I believe to be as out of place and inappropriate as the previous applications for houses.
4. As before, the site lies at the head of a cul de sac at the corner of a turning area and comprises an area of open space that currently forms part of a garden and driveway to No 43. It forms part of Hawthorne Place, an area of 2 storey houses, set back from the road with clear building lines, open parking and landscaped open areas. The properties are regularly spaced, with gaps between them and are similar in size. This proposal, like the earlier ones, is at odds with this street scene and the character of the area and ought to be rejected.
5. Specifically, I would like you to take the following points also into account:
 - 5.1 the proposed garage would be sited immediately adjacent to the boundaries with No 41 and Ashdown and will intrude and obstruct their space and light. As with the previous applications the characteristic gaps between the buildings will be lost and the building would still appear as cramped and "an anomalous addition to the street scene".

The Application is for a substantial building standing at its highest 16 feet 3 inches, which, as the land rises from the front of the plot to the garage will give it a dominant and over bearing appearance above the road level. Although the dimensions of this Application are slightly less than the previous application(s) for House(s) the reduction is marginal and significantly greater than one might anticipate for a domestic garage in an estate environment (and certainly one sought to be built in a tight space between established houses).

- 5.2 As with the previous applications the proposal “would result in harm to the character and appearance of the area.” As such, it is contrary to policy DMG1 of the Ribble Valley Core Strategy.
- 5.3 There is significant concern that the Application is merely the first stage in an attempt to obtain Planning Consent for another house, based on existence of the constructed garage. This is what the Applicants have sought all along. These concerns are enhanced by the dimensions of the proposed building.
- 5.4 A further concern is the presence, within the proposed garage, of a workshop. It is known that Mr Brown, the Applicant, is a Motor Mechanic by occupation and that he has vacated his former business premises in Chatburn. An obvious concern for all the neighbours is that some form of business activity will be conducted from the garage, presumably without consent and adding further to the traffic in the Close.