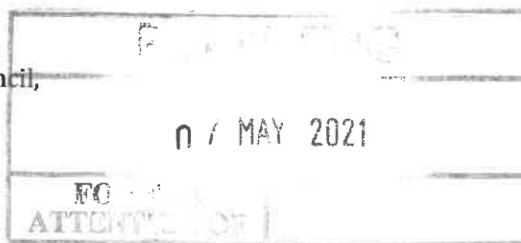


Mr. J. Macholc,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA



4th May, 2021

Dear Mr. Macholc,

**Planning Application No: 3/2021/0388 Location: 6 Downham Road Chatburn BB7 4AU
Proposal: Demolition of the majority of the rear modern outbuildings and the
refurbishment of part to form a single storey small rear outbuilding.**

I was very pleased to receive notification of the above Application but, on examining the proposed plans and Statement, have some serious issues:

The Proposed Front Elevation plan, Part Section B shows a very high boundary wall, the height and material of which are not given. On page 2 of the Statement there is a photograph showing the end of 8 Downham Road's random limestone boundary wall with the caption, "View of part of the historic wall to the garden. This wall currently sits behind the modern outbuilding". On the same page stating, "This application does not affect the historic landscape of the property and will actually serve to expose a greater portion of the historic wall to the garden". This is very concerning as, once the walls of the modern outbuilding are removed, the only boundary wall behind will be the dressed sandstone boundary wall belonging to 2 Sawley Road, built 1880/81.

From my property I look on to the rear wall of the modern outbuilding, the outer wall of which is a random limestone façade precariously built – for the most part – on the top/back edge of my dressed sandstone wall, the combined height being oppressively overbearing. The limestone façade – degrading in places (I am constantly sweeping up failing mortar) – will not self-support and must be demolished along with the inner blockwork walls and roof. It is very worrying the plans put forward do not reflect this.

With regards to the proposed small rear outbuilding; had the north gable been the shorter wall, the building would not protrude as much into the seating area of the yard, nor into view from my property or from Sawley Road; perhaps this could be a consideration. I am pleased with the angle of the mono pitched roof – the lower edge being the west side – and the natural slate material. I do not consider rendered blockwork a suitable material for the walls; the north section only accessible from my property for maintenance, which I do not agree with. The Condition laid down by the Council in 1976 for the original outbuilding should again be implemented, and the north and west walls be built of random natural limestone.

I would be delighted to see the removal of the present outbuildings and unauthorised roof terrace but feel, if the Application put forward was approved, it could result in a boundary wall being built of an unknown material and at a height far exceeding the statutory regulation of 2 metres. This would have a harmful impact upon the setting of the Listed Building, the character and appearance of the Chatburn Conservation Area and a significant and unacceptable impact upon residential amenity, with the continued severe overbearing of my property. I feel, with these serious concerns, this Application should not be approved.

Yours sincerely,

