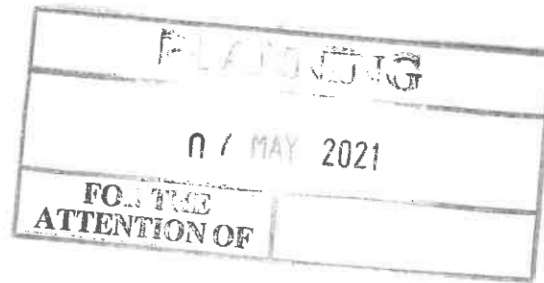


4th May 2021.

John Machole Esq.,
The Planning Department,
Ribble Valley Borough Council,
Council Offices,
Church Walk, Clitheroe,
Lancashire BB7 2RA.



Planning Application No: 3/2021/0388

Proposal: Demolition of the majority of the rear modern outbuildings and the refurbishment of part to form a single storey small rear outbuilding.

Location: 6 Downham Road, Chathurn BB7 4AU.

Dear Mr Machole,

I refer to the above planning application and wish to make certain representations. Although I live near Lincoln, I was brought up on Sawley Road, Chathurn, and one of my sisters now lives at [REDACTED] so I am fully aware of the horrendous outbuilding filling most of the back garden space of the Grade II listed 6 Downham Road, and just how much its unwelcome presence has blighted life at [REDACTED] and adversely affected both the setting of the Grade II listed 6 Downham Road and the character of Chathurn Conservation Area.

I am delighted that at long last it is being proposed that the outbuilding be removed, and the proposed much smaller replacement building is most satisfactory. However, I am deeply concerned that with regard to the walls of the outbuilding, the proposal allows only for the cement block walls to be removed, leaving the high limestone facades of those walls in situ, and as a consequence, the various problems caused by the presence of those facades will also remain. To put it simply, the current proposal for the "Demolition of most of the majority of the rear modern outbuildings," does not

go far enough.

It has obviously not been fully appreciated just what a dangerous situation will occur once the internal blockwork of the outbuilding's walls has been removed, in particular with respect to the rear facade backing on to [redacted]. This wall is shown on the "Proposed Front Elevation Part Section B," behind the picture of the table and parasol. Although no height or fabric is mentioned on the plans, a serious omission, the height of the wall corresponds with the top of the roof of the proposed new small building, the height of which is 3.145 metres, so the wall must also be 3.145 metres high.

There were serious shortcomings in the construction of the present outbuilding, and the only remedy is the complete demolition of that building. The 1.4 metre high, 15 cm wide limestone facade for the rear wall of the outbuilding was built on top, along the edge, of the 1 metre high dressed sandstone boundary wall belonging to the yard of [redacted] for a distance of almost 6 metres. The rear wall of the present outbuilding abuts onto this sandstone wall.

The boundary yard wall for [redacted] dates from between October 1880 and spring 1881, for that is when the row of originally four sandstone houses of Sawley Road were built. This wall was and is a boundary wall, and probably has only shallow or no foundations, because they wouldn't be needed. It is now 140 years old.

Once the cement blockwork of the rear wall of the present outbuilding is removed, the 1.4 metre high 15 cm wide limestone facade at present sited on [redacted] boundary wall, will have to stand alone, but it was not built for that purpose. In effect, on the boundary between [redacted] and 6 Downham Road, there will be a 1.4 metre high, 15 cm wide, 6 metres long limestone facade standing on top of the edge of the dressed sandstone wall, (sandstone is by no means as robust a stone as limestone), which itself is 1 metre high, 140 years old and having only shallow or no foundations. The base of this sandstone wall is approximately 75 cm above ground level on 6 Downham Road's side. This "hotch-potch" wall, 3.145 metres high on the

side of 6 Downham Road, must breach every health and safety rule and building regulation there is with regard to walls between neighbouring properties. It will constitute a grave danger to the residents of both 6 Downham Road and [REDACTED] which must be addressed now that the Council has been advised of the situation.

Ribble Valley Borough Council has a duty of care to its residents and to my mind the first duty of care is to the safety of those residents. There is only one way the future safety of the residents of the two aforementioned properties can be guaranteed with regard to the aforesaid wall, and that is to carefully and completely remove the 1.4 metre high, 15 cm wide, 6 metres long limestone facade from the top of [REDACTED] dressed sandstone boundary wall, at the same time that the cement block work for the rear wall of the outbuilding is dismantled.

The limestone facade nearest 4 Downham Road has also been built minus its own foundations, ~~as~~ as my sister and brother-in-law found to their horror when working on the side garden of [REDACTED]. As they dug down they discovered the high limestone facade perched on the remnants of the old toilet wall, which had only rubble and soil beneath it. When the internal blockwork comes down, that limestone facade needs to be dismantled in tandem as well.

The fact that the high limestone facades of the present outbuilding are fundamentally unsafe, causing a potentially severe safety hazard for the residents of 6 Downham Road and [REDACTED] is not the only reason for them to be demolished; ~~£~~ there are other reasons, (as if more were needed!), why they and the entire outbuilding should be consigned to history. The limestone facades are not

historic in any way, they have absolutely no heritage value whatsoever as they did not even exist until a few decades ago. Their presence would continue to affect the setting of the Grade II Listed 6 Downham Road and blight the Conservation Area of Chathurn, as they would still be highly visible from the highway. Last, but by no means least, the removal of the 1.4 metre high limestone facade of the present outbuilding from the 1 metre high dressed sandstone boundary yard wall belonging to [redacted] would not only restore the right of light to that property, but would also enable the dressed sandstone wall to be appreciated for what it is, a 140 year old, unique wall worthy of its place in the Chathurn Conservation Area.

I respectfully request that the current planning application be refused on the grounds that the measures in the proposal do not fully resolve all the problems associated with the present outbuilding in the back yard of the Grade II Listed 6 Downham Road; and request that it be replaced by a planning application for the full demolition of the said outbuilding, to include removal of all the outbuilding's walls, both limestone facades and cement blockwork; roof and fencing for the roof; before erecting the new smaller outbuilding as proposed in the current application.

Then and only then will the problems caused by the present outbuilding be no more.

Yours sincerely,

[redacted signature]