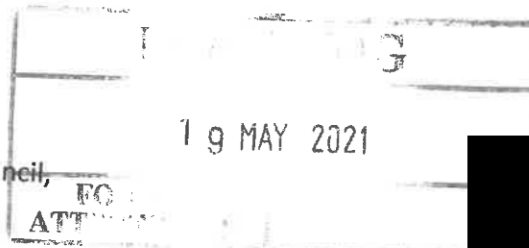


Mr. J. Macholc,
Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA



RECEIVED BY
CHIEF EXECUTIVE

19 MAY 2021

✓ Copy to: Mr. Adrian Dowd
Principal Planning Officer



18th May, 2021

Dear Mr. Macholc,

Application No: 3/2021/0388 – 6 Downham Road, Chatburn BB7 4AU

I am hoping to speak with either yourself or Mr. Dowd this morning, but in the event of being unsuccessful in contacting you, am writing this letter with some urgency.

I read this morning that you have recommended approval for the above application and, in doing so, fear you have put the Council in a dire predicament, by inadvertently giving permission for a boundary wall measuring 3.145m high to be erected at the rear of the above property. This breaches the statutory height regulation of 2m and will 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 2 Sawley Road; contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

As my sisters and I wrote explaining Drawing No. 2108.00.02 Proposed Front Elevation Part Section B shows a high wall. This is **NOT** a boundary wall. The boundary wall is the dressed sandstone wall belonging to 2 Sawley Road, with its' distinctive castellated top, which this drawing fails to show. The top of the dressed sandstone wall would measure approximately 1.75m (1.9m to the top of the castellation) – from 6 Downham Road. The wall shown on the above plan, however, is the height of the proposed roof and the height of the rear wall of the present modern outbuilding – **NOT** a boundary wall of 3.145m.

This serious matter must be addressed. Please relook at the photographs I submitted with my representation dated 5th May. The photograph (with the cats) at the rear of 2 Sawley Road clearly shows the dressed sandstone boundary wall, property of 2 Sawley Road, in relation to 6 Downham Road in the background. Taken in Summer 1967 after 6 Downham Road was Grade II Listed on 13th February 1967. There can be no mistake, therefore, the other photographs are of the rear wall façade of the modern outbuilding, which, when demolished will leave the 140 year old dressed sandstone boundary wall standing, which must be fully respected.

I feel it is unfortunate, also, the precedent set by the Council in 1976 for the north and west walls of the present modern outbuilding to be of natural random limestone, has not been upheld for the present proposal.

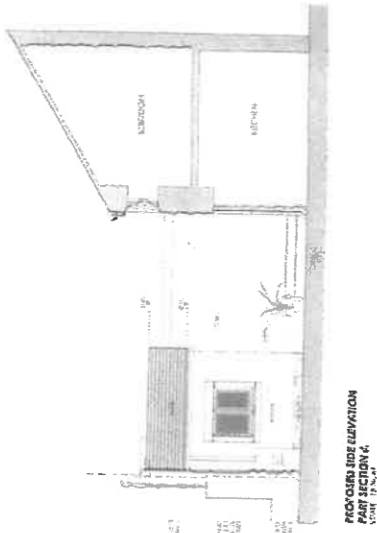
Yours sincerely,



ALL DRAWINGS TO BE CONSIDERED AS SUCH AND NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.

1:50

NORTH



PROXIMUS SIDE ELEVATION
PART SECTION 4
Scale: 1/8" = 1'-0"

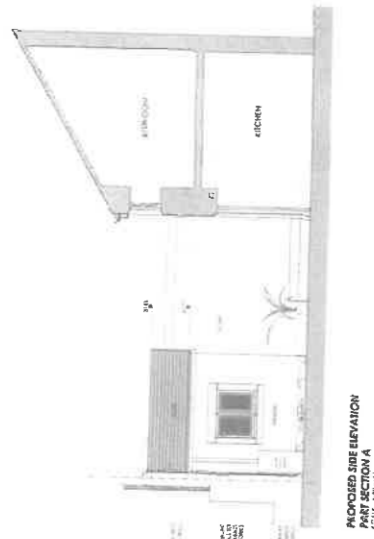
1. WINDOW: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
2. DOOR: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
3. ROOF: 12/12 PITCH (MINIMUM CLEARANCE)
4. WALL: 8" CMU (MINIMUM CLEARANCE)

1. WINDOW: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
2. DOOR: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
3. ROOF: 12/12 PITCH (MINIMUM CLEARANCE)
4. WALL: 8" CMU (MINIMUM CLEARANCE)

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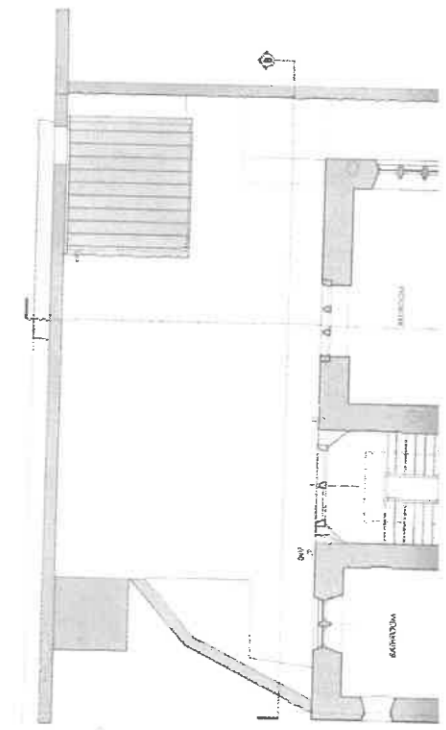
NORTH



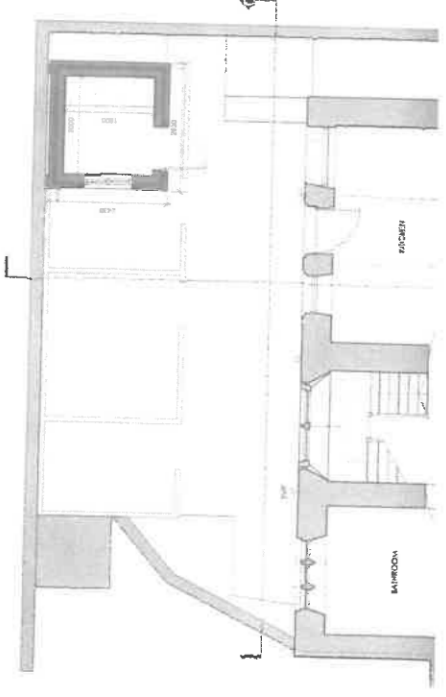
RECORDED SIDE ELEVATION
PART SECTION A
Scale: 1/8" = 1'-0"

1. WINDOW: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
2. DOOR: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
3. ROOF: 12/12 PITCH (MINIMUM CLEARANCE)
4. WALL: 8" CMU (MINIMUM CLEARANCE)

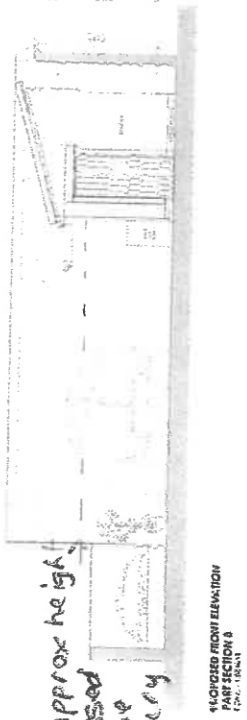
1. WINDOW: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
2. DOOR: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
3. ROOF: 12/12 PITCH (MINIMUM CLEARANCE)
4. WALL: 8" CMU (MINIMUM CLEARANCE)



1. WINDOW: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
2. DOOR: 1'-0" x 4'-0" (MINIMUM CLEARANCE)
3. ROOF: 12/12 PITCH (MINIMUM CLEARANCE)
4. WALL: 8" CMU (MINIMUM CLEARANCE)



PROXIMUS FRONT ELEVATION
PART SECTION B
Scale: 1/8" = 1'-0"



UNCHANGED FRONT ELEVATION
PART SECTION A
Scale: 1/8" = 1'-0"

Approx height of dressed sandstone boundary wall

THIS IS NOT A BOUNDARY WALL