

From: [REDACTED]

Sent: 21 June 2021 09:32

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

Subject: Re: Planning Application No. 3/2021/0400. ... OVERDALE, DILWORTH LANE

On Sun, 20 Jun 2021 at 18:13 [REDACTED]

Re: Planning Application No. 3/2021/0400

Proposed Garage Extension and Partial Conversion to form Habitable Floorspace.

Raising Garage Roof to form 1st Floor Bedroom Over, with Rear Dormer Window

Resubmission of 3/2020/1074

OVERDALE, Dilworth Lane, Longridge PR3 3ST

Citing Application: Original Application: 3/2018/0579

Subsequent Applications: 3/2018/0819

3/2020/0885

3//2020/1074

3/2020/0400

FOR THE ATTENTION OF : LAURA EASTWOOD

We would like to submit the following comments on the above Planing Application No. 3/2021/0400 which is a Resubmission of Declined Application No. 3/2020/1074

1. We refer to the notes in The Decision Notice for the refusal of Application No. 3/2020/1074 citing policy DMG1 of the Core Strategy and would suggest that "the mass" of the property in Application 3/2021/0400 is in fact increased and the " Dominance " of this property on the Rige Line of Dilworth Lane, is in fact increased by the addition to its height and its footprint, and will also add to its dominance on Calfcote Lane, by the additions to its Gable/Ridge.

2. We refer you to application no. 3/2018/0579 and the Delegated File Item Repot "Approval" and all notes and stipulations set out in this document. In particular that the proposed plans were for a 4 bedroom property, and the extended garage offered a reduction to the height of the (pitch), thus

minimising, to some degree, the visual impact of the property. The LCC Report and Highways consultation note also refers to the increase from a 3 bed to a 4 bed property. On the basis of the original Planning Application in 2018 this new Application would, therefore, provide a 5 bedroom property, although we note that the 4th bedroom is shown to be converted to a bathroom. This does not, however, decrease its size and impact.

We also draw particular note to the section on Visual Amenity/External Appearance As A Whole, which draws attention to the Significant Increase in the floor space but takes into account the Plot Size in relation to the submitted Application No. 3/2018/0579. We draw attention to the fact that "The Plot Size Has Reduced Considerably", as Planning Permission has already been granted for the addition of a 2nd Property on the Original Plot.

A note on concerns over the "Height of the Fence" was raised and this was subsequently lowered by request to 1 meter for a length of approx. 10 meters at the Northern end of Calfcote. This is where the New Garage is to be built, coming forward of the properties (Overdale) existing building line by just over 13 feet. Any increase to the forward line of the house will mean the Garage running both Parallel and Adjacent to the lowered fence. We would respectfully suggest that this would negate any reasoning behind the request to reduce the fence height.

It would also seem that the position of the garage creates a difficult entry by any vehicle, due to the proximity of the front wall. It would seem that on close inspection the new Application does not seem to differ dramatically from the original, except for the additional increase to the height and overall mass.

We would suggest that the forward extension of the garage creates an over dominant feature to the streetscape setting a precedent for other properties to extend forwards.

3. Application No. 3/2021/0400 : We would respectfully suggest that any increase in the height of the property or increase in footprint, bringing forward the current finished line of the property will adversely impact properties on Calfcote Lane and Dilworth Lane,

which has direct line of

sight. [REDACTED] is reliant on an already difficult entry into and out of its driveway, crossing the traffic coming both up and down Dilworth and into and out of Calfcote Lane. This Application will decrease visibility of traffic for both vehicles and pedestrians. We acknowledge the Highways response and only offer this comment as active participants on a daily basis.

Any increase to the size of this property would create an increased dominance and overpowering visual impact, to an attractively developed and thoughtful architectural variation on Dilworth Lane, that has been given Planning Permission over the years, the majority of which sit comfortably with each other.

Kind Regards

[REDACTED]