

Mr. John Machole Ribble Valley Planning Department

18th May 2021

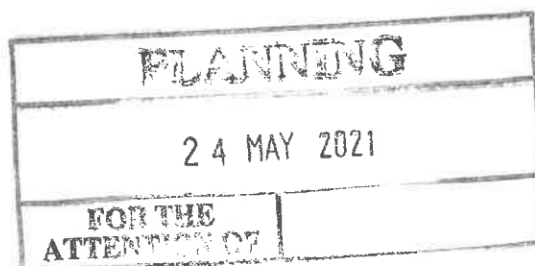
Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA



Ref: Planning Application No. 3/2021/0462 Grid Ref: 382770 44830

Proposal: Retention of unauthorised rear boundary fence – Garden Room Office, Garden Shed

Location: 1 Park Road, Gisburn BB7 4HT

Dear Sir

Further your correspondence of the 13th May 2021, we would respectfully submit the following in support of our application to object to the application for planning permission for the following reasons:-

We have previously supplied Mr Dowd with a plethora of information supplied by the residents of Park Mews, including a dossier of information from a local surveyors report and findings.

The following residents totally object to this application for the following outlined reasons:

1) Having already carried out the building work without any planning consent or previous planning application, it would seem on the face of it to be tantamount to "I will. do what I want and build what I want". There was no conversation with the Planning Office and the very close proximity of the neighbours, by either himself or his "Builder" regarding size, type, colour, position, materials, usage, lighting ingress, egress, encroaching onto our land and property. To simply apply for planning after the site has been overrun with an office block, a shed, water butts all in full view of all the other occupants cannot be acceptable.

2) His "builder" or the occupier has taken it upon himself to build the fence over 6 feet high with an access gate onto our land without either authority from the planning office or any conversation with ourselves at Park Mews.

The previous fence was of a much smaller size and was only roughly 3 feet high and in the correct position unlike the this current one, the previous shrubs that were planted there were looked after by the residents of Park mews and have simple been uprooted and thrown away.

3) The 6 feet fence now has a gate into our car park which after discussion he is adamant he has access to our property, there never was a gate or access to our property from number 1 Park Road shown on any of our deeds including his?

4) The largest of the buildings he has erected without permission is an office block with power and furniture and is used as an office, it is not a garden shed nor is it a sun house it is simply a prefabricated office building with power lights trofins down spouts outside lights possible drainage etc , furthermore it has been erected (within inches) of Number 1 Park Mews boundry wall far too close to the Oil Tank and completely blocks the previously open view of this property numberS 1/ 2 /3/4/ 5 and 6 residents of Park Mews, furthermore the other building is built again within inches of the boundry wall and has been built **so close to the boundry wall** and the newly erected fence sits on Park Mews land and obliterates views for us as residents.

5) It would seem on the face of it that to get around the Ribble Valley planning office and the planning requirement's regarding size and height the "builder" or the occupant has finished these buildings with a flat roof? Consisting of a corrugated type of roof finish? Either plastic or plastic covered tin? We would once again respectfully point out that there is no other building in Gisburn or in fact having driven around the villages surrounding Gisburn , another roof of this type anywhere as far as we can see.

The standard roof finish in the Ribble Valley is of an apex type finished in either Stone, Tiles or slates most certainly not corrugated tin or plastic and goes once again against the **AONB** and the conservation area rules regulations and planning rules regarding materials and finishes.

6) When questioned about these buildings the occupant's reply was , I have a friend in the planning office and I don't need planning permission'. We, the residents of Park Mews are questioning that if 'having a friend in the Planning Office' (if in fact that statement is true?) is commensurate with obtaining planning permission'. Your guidance on this would be greatly appreciated.

7) We would also respectfully point out that it is not our intension to object about the erection of a garden shed but these buildings represent much more it is a blatant attempt to have a work place in the garden when the occupier already admitted to the residents that he knew the house was too small before he bought it.

8) The person affected greatly by these buildings is [REDACTED]
[REDACTED] is a senior citizen who lives on her own and has lived there for 23 Years and always had the pleasure of sitting in the garden and enjoying the views which have now been totally ruined by these buildings and the huge fence erected without permission. These buildings are so close to her property and especially the office building which is almost on top of her new Oil tank, furthermore when the footings were being dug the "Builder" brought in a machine to dig out the foundations and as they were so close to wall the dry stone wall was damaged, the "Builder" denied having done the damage on two occasions but agreed after a discussion to repair the dry stone wall. The worker rebuilt the wall with cement which is now falling out and undoubtedly it appears that it will not be long before the wall collapses again. In our opinion he was simply taking advantage of an elderly lady, living alone and with no one to help her other than her neighbours.

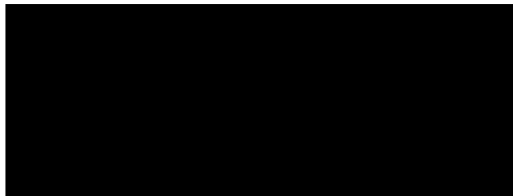
These buildings can be clearly seen despite a denial from the occupant at 1 Park Road, and from the A59 and also the War Memorial the recreational Park on the other side of the A59 and by every Household on the Park Mews properties and Park Road.

With the greatest of respect, if someone next door to you erected or even applied for planning permission to build an office and erect a huge fence especially on the land that does not belong to them. Surely, this land belongs to the residents of Park Mews. We feel this application should most certainly be rejected out of hand.

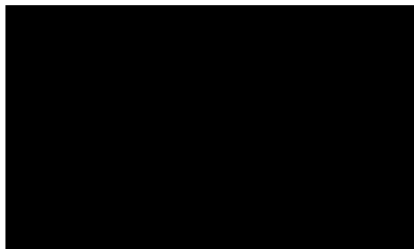
As I have previously stated Mr Dowd has a file of information regarding the AONB regulations and the guidelines for materials and an overview of the conservation area, building constraints and the Ribble Valley guidelines for erecting any such structures.

We look forward to your comments reference the above and would suggest a site meeting as soon as possible at your earliest convenience.

Thank you for your time and consideration in our application.



PP.



c.c. Mr Adrain Dowd

