

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 July 2021 19:01
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/0558

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

Is your address in Ribble Valley?: [REDACTED]

Enter a postcode or street: [REDACTED]

Choose Address: [REDACTED]

Selected address: [REDACTED]

Locality:

County: Lancashire

uprn: 10022976375

usrn: 31802133

ward: E05005315

Planning Application Reference Number: 3/2021/0558

Address of Development: 28 Sheepfold Crescent, Barrow, Clitheroe, BB79XR

Your Comments:

1. The 'Existing Plan' failed to load and is seemingly not available – so I cannot comment on this. Please can you make this document available.
2. The 'Plan' document does not provide clarity on how the trellis/lattice is to be mounted. However, in the main 'Application Form' it states that the trellis/lattice will be attached to new wooden posts and will not be attached to the main fence. The drawing should state how far the posts will be from the fence. If the distance is not significant (from the new posts to the main fence) then it should be considered to be part of the fence. From my understanding, the generally accepted and approved height of a garden fence with surrounding residents, is around 1.8-2.0m, which is the height of the current fences in and around the estate.
3. The material, colour and and treatment/maintenance of the trellis should be clarified, if it is in the

vicinity of the fenceline.

4. To be clear, the gap between the new wooden posts (and trellis) and the existing fenceline should be confirmed in the plans. If the gap is say, less than 1.5M between the existing fence and the new structure, then based on the new viewing angle from neighbours' gardens, the new structure and plants would be seen and may be considered to be visually intrusive. It may also be considered to reduce the ambient light surrounding their properties.

5. The plants which are tied to the trellis should not extend beyond the trellis/lattice height limit and the Council should comment on this in any approval, making it conditional.

6. On the assumption that the new posts/trellis is in the vicinity of the main fence, which I believe it will be based on the provided sketches, if the Council was to approve this application then the Council would set a precedent of allowing an increase of the existing fenceline beyond the normally accepted 1.8-2.0M. 2.4-2.8M is not an insignificant height change given the vicinity of neighbours.

7. If the Council was to approve this then they should publish approved RVBC guidance in allowing extended height fencelines and what heights/distances are considered acceptable (more specifically the distance between the existing fenceline and any new structure). In this way other residents can see what would normally be accepted for these types of minor projects.