

Rebecca Bowers

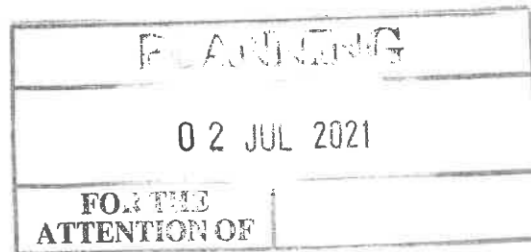
30th June 2021

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe



Dear Rebecca

**Planning application no : 3/2021/0606 – Mr & Mrs Powell, 20 Hippings Way, Clitheroe**

With reference to the above planning application submitted by Mr & Mrs Powell, we wish to lodge our objections to the proposals.

I wish to clarify that this is a resubmission of plans recently rejected by the council – 3/2021/0241. The grounds on which the application was rejected are ‘ the proposed development would result in a disproportionate addition to the original dwelling by virtue of its overall size and design, which would result in a dominant unsympathetic development, detriment to the character and visual amenities of the area and the host building. ‘

With regard to the current plans which have only been slightly amended, we feel the objections raised on the prior failed application are still very relevant. We ask that these are reviewed again in conjunction with this resubmitted application.

The grounds for our objection to the resubmitted plans are as follows :

1 ) The property has already been extended by two previous extensions, a double height and a single storey extension at the rear. These resubmitted plans would appear again to be overdeveloping of an already large property footprint and if accepted would create a dominant entrance to the cul de sac. The visual images submitted for review do not actually show the rear of the property. We suggest that the prior application images should be reviewed at the same time to understand the scale of the over-development.

2) With further regards to the size of the proposal, we are concerned about the extent to which the garage is to be developed. It is planned to be extended to a length of almost 11m (70% increase), and the garage front elevation height is to be raised to 4.90m rising to 5.2m at the rear. This is above the

current roofline. Not only that, the proposals will have a sideward extension of 7.8m from the main dwelling which is more than half the width of the house. There are no pavements in Hippings Way and this would bring the property very close to the road edge.

3) We feel the dimensions of the new addition would impair the view and hence safety for motorists and pedestrians entering and leaving the cul de sac due to the scale of the structure and its roadside proximity.

Originally when this estate was proposed, it faced a lot of opposition, to which a lot changes had to be made to the original plans, resulting in a unique estate. We feel that if these plans are accepted it will go against all the principles and reasoning behind the creation of the estate.

We are hoping that you consider our serious concerns and that this planning application be declined.

Kind regards

