

Peter Hitchen Architects

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26.11. 2020

For the attention of Rebecca Bowers

Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire

RE - 2 PENDLE STREET WEST, SABDEN, LANCASHIRE
PLANNING APPLICATION REFERENCE - 3/2020/0895

We write to you acting as agent for [REDACTED] who lives in the adjoining property at No 4 Pendle Street West and with reference to the recent resubmission being assessed by yourself as case officer as detailed under the above reference.

We have issued previous correspondence following the planning refusal earlier this year regarding the unauthorised works at No2 to the applicant which has been copied to yourself and the enforcement team. We have been expressing our deep concern and infuriation regarding the blatant disregard to the planning process which is evident by the construction of the flat roof.

We would expect our previous letters to be considered along side this objection which we raise in the strongest terms possible.

Turning our attention to the drawings and documents currently submitted we wish to highlight the following relevant points which substantiate the reasons for our client's objection and also provides some suggestions to ensure a mutually acceptable arrangement :-

Notwithstanding the extent of the information now submitted, the current flat roof construction is unauthorised work, obtrusive and incongruous as well as causing distress to our client.

We insist that the application is accompanied by drawings of the rear wing arrangement prior to the demolition and construction of the flat roof.

We strongly request that a replacement roof design **MUST** not exacerbate the condition along the party wall.

The dimensions shown on the revised drawings with regard to the height of the eaves are described as approximate and we see no reason why these dimensions are not shown as exact dimensions.

The overhanging eaves detail including the fascia gutter is unacceptable as it extends over the party wall and exacerbates both the original and the current unacceptable situation.

In our opinion, and our client agrees, a parapet gutter detail should be demonstrated allowing for the outlet to terminate at the hopper against the wall face of our client's property. This is the current outlet position.

The existing height to the underside of the lead lined stone gutter taken at the interface with the main house wall is 2675mm and our client requests that this height should not be compromised.

We request details demonstrating a new parapet gutter arrangement and we suggest that the pitched roof interface can be designed to ensure the top of the parapet is no higher than 2900mm (allows for gutter depth and capping).

Regards


Peter Hackett RIBA