

[REDACTED]

Application re property:-
14 Waverley road
Blackburn
BB1 9BN

[REDACTED]

Hi,

We have been asked to apply for planning permission for the aforementioned address, specifically the rear garden. Due to a confidential complaint made. Jason Middleton has visited the site and advised us to apply for planning permission, so we can handle this matter with full clarity, properly and professionally. We have kept Jason up to date with the application.

Jason has advised if planning is not required we will get a refund, as we believe strongly there has been no contravention of any planning rules in the garden. The complaint states we have raised the rear of the back garden by over 30cm, which we haven't. The area remains at the same height as previous (please see garden before pics and after pics) the area has been levelled to a square approach and the old stone retaining walls replaced with stronger retaining square walls.

Previous to purchasing the property (on 27th February 2021) whilst viewing the property we took images of the back garden, so we could start planning what to do once we had the keys. The images evidently show all the rear/back fences (in blue) with one concrete fence slab underneath it. We have these images on our phones date/time stamped further evidencing it was the same level PRE purchase.

Moving onto the current day/time, and when the planning officer visited; the back BLUE fences have been replaced with new natural wood fences however the one concrete fence slab underneath is still clearly visible, therefore displaying the land hasn't been raised at all.

We have also attached two word documents with 'before and 'after' images as further evidence of our case.

We believe the complainant (who has the right to enquire) feels it has been raised because;

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1. Previously the property was empty for a long time so no one stood at the back of the garden.
2. There were two large dilapidated broken sheds which we removed therefore the garden 'just looks' bigger.
3. And mainly because the front side of the garden we have actually LOWERED, in order to create a patio/garden area for someone to enjoy. So by automatically lowering the front part one can easily mistake the back/rear end is higher, but that is just a perception, reality is as proven with the images, the back garden hasn't been raised, but been levelled and squared.
4. The Garden works carried out are of benefit to the area, neighbourhood and the local borough. Evidently the garden has been left untouched for a number of Years therefore with full modernisation within the remit, the house, the local area and the neighbourhood will benefit in the forthcoming years.

We purchased this bungalow, which was empty for few years (as the agent mentioned), in order to fully renovate and repair it professionally with fully qualified tradesmen, including new floor joists as they were all rotted and floorboards, full electric rewire, full gas plumb, etc. We also had to reconnect the water, (which was disconnected) via United Utilities who kindly attended to remedy it. Everything will be plastered skimmed new joinery decoration bathroom kitchen etc., all this so a family may purchase and enjoy the house in an ideal location. Consequently we are also improving the neighbourhood too as no one wants a dilapidated house on their block.

Please feel free to contact us or visit the premises anytime you wish to do so, we are more than happy to comply with any requests from yourselves and discuss everything.