

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 December 2022 10:50
To: Planning
Subject: Planning Application Comments - 3/2022/1055 FS-Case-470729217

[REDACTED]

Planning Application Reference No.: 3/2022/1055

Address of Development: 59 Mellor Brow

Comments: [REDACTED] object to this application on the grounds of -

1. Parking

Currently the site appears to have off road parking for 3 cars, 1 in the garage and 2 on the small drive in front of the garage of the 3 bed house. However, parking in front of the house blocks the public footpath, and the narrow road outside the house is not wide enough to park and allow service vehicles to pass. This application is to convert the 3 bed house with garage into a 5 bed house without a garage, further reducing the off road parking facilities. We understand the current regulations recommend a minimum of 3 off road parking spaces for a 5 bed house. Bearing in mind the particular parking difficulties on and around Mellor Brow, this application fails to meet that criteria.

2. Loss of Light and Overdominance

The proposed 2 storey plus roof extension to the rear of the property would [REDACTED]

[REDACTED] The application drawing showing the west facing side elevation is misleading in that it does not show the ground sloping away from the house. The ground floor of [REDACTED] is already some 1.7m [REDACTED] and less than 4m away. The sloping nature of the site and the difference in ground floor levels between no. 59 Mellor Brow and [REDACTED] has the effect of creating a 3 storey high extension with a massive gable wall, more appropriate to an industrial site than Mellor Village's rural location.