

# Mellor Parish Council

FAO Mr. Mark Waleczek

Planning Officer

Ribble Valley Borough Council

BY EMAIL ONLY

06 December 2022

Dear Mr Waleczek

**Planning Application 3/2022/1055 59 Mellor Brow, Mellor Blackburn BB2 7EX**

Proposed front porch and front dormers. Two storey rear extension and material changes.

Mellor Parish Council met on Thursday 01 December 2022 & I am instructed to write to you on their behalf. This Parish Council wishes to object to the above application for the following reasons:

**Road access including space for parking/loading/turning**

Currently the provision for parking comprises space for 3 cars, 1 in the garage and 2 on the small drive in front of the garage of a 3 bed house. Parking on the road in front of the house would completely block the footpath, due to the width of the narrow road which does not allow for cars to park and any service vehicles to pass. The application is to convert the 3 bed house with garage into a 5 bed house without a garage, which, if approved would further reduce the off road parking facilities. It is understood that the current regulations recommend a minimum of 3 off road parking spaces for a 5 bed house.

This could therefore have a significant effect, short and long term on highway safety (for all users including pedestrians). The property is part way down a cul de sac and parking on Mellor Brow, on a steep slope (rather than the cul de sac itself) should, in the view of this Parish Council be resisted on Highways and Safety grounds.

**Loss of light or overshadowing / Overlooking/loss of privacy**

It is considered that, due to the size and scale of the proposals within the application as it stands, it is overbearing in scale which would lead to a loss of light & privacy for the neighbouring residents.

Mellor Parish Council therefore asks that this Application be refused.

Kind regards,

**TERESA TAYLOR**