

PLANNING

12 JUN 2023

FOR THE
ATTENTION OF

9th June 2023

Dear Sirs,

For the attention of Lucy Walker

Planning application 3/2023/0252: 1 Kirkbeck Mews, Bolton by Bowland

Further to our telephone discussion on 7th June, I confirm my comments as requested.

We have no objection to the proposed works to the rear of the house; demolition and rebuild.

However, I do have concerns over the following points, as discussed.

There is no mention of the overall Kirkbeck Mews development of two houses in the heritage statement. We accept the two houses are not heritage in the usual architectural sense but they are constructed as a single development in the mid 1990s.

There appears to be a couple of apparent factual inaccuracies in the application

- **Location plan.**

The 'red line' indicating land owned by 1 Kirkbeck Mews omits a parcel of land; bounded by the red line, the road and the stream.

- **Pedestrian and vehicle access, roads and rights of way:**

The application states new or altered vehicle access from the public highway is required but without clarification and is not shown on the drawings. The access for 1 Kirkbeck Mews has always been from, and appears to remain from, the private drive (off the public highway) number 1 has a right of way.

The application states the existing car parking arrangements* will be affected but how is not made clear from the submission. Additional parking arrangements are stated to be provided but without clarification or detail. This could be in direct contradiction to the various deeds and documents relating to the area in front of the two houses, to which each house owner is a signatory, dating from 1996/7. Currently each house has a double garage and three additional car parking spaces.

Yours faithfully,

*I assume this relates to the permanent works, not the construction phase.