

[REDACTED]

From: [REDACTED]
Sent: 25 November 2024 17:04
To: Planning
Subject: Planning Application No 3/2024/0143

⚠ External Email

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Proposal: Regularisation of construction of car port to front.

Dear Sir

With reference to the planning application outlined above, I wish to respond to the proposals.

Meadowcroft is a culdesac consisting of four detached properties, completed in 1984, each with their own driveway and double garage.

Each property had an area of garden to the front of the development.

In 2008, a planning application to build a new double garage, was submitted by [REDACTED], [REDACTED] Meadowcroft. (Ref 3/2008/0230) It was eventually granted with conditions, one of which being the planting of a leylandii hedge to screen the garage from view. This has never been done, although we notified the council of this. The reason for this condition states that it was in the interest of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

The area where the hedge should have been planted, has been concreted over and is where the car port has now been erected.

As a result, there are now three adjacent structures extending to the exterior front hedging of the property. This is both out of keeping and disproportionate to the surrounding residential properties in Meadowcroft and nearby houses in West Bradford. The ratio of buildings overshadows the green aspect of the surrounding properties and also the visual impact of the area.

I trust that you will take into consideration the points made in this notification when reviewing the above planning application.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 November 2024 23:44
To: Planning
Subject: Planning Application Comments - 3/2024/0143 FS-Case-665262158

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0143

Address of Development: 1 Meadow Croft West Bradford BB7 4TJ

Comments: Dear Sir / Madam

We wish to object to the above proposal for the regularisation of construction of car port to front of 1 Meadow Croft West Bradford, this being a second addition. The proposal is out of character with the current garages and if approved should be rebuilt in the same stone complementing the other garages.

When the new garage (adjacent and matching existing garage) was applied for in May 2008, planning no: 3/2008/0230 the planning conditions stipulated that;

A new Leylandii hedge must be planted in the first planting season following the use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority.

The applicant was advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It was therefore vital that any future Building Regulation application must comply with the approved planning application.

The hedge has never been planted therefore there has been infringement of the planning condition. The hedge would have screened the first development which in its current state is unfinished and an untidy sight to the village in particular to residents of Meadow Croft.

Yours sincerely
[REDACTED]

From: Planning
Subject: FW: Planning app no. 3/2024/0143

From:
Sent: 26 November 2024 22:23
To: Planning <planning@ribblevalley.gov.uk>
Subject: Re: Planning app no. 3/2024/0143

Hi,

My thoughts on another construction at the front of this property.
It looks more like a commercial area than a residential property due to the 2 large double garages & now a further construction. If the areas around the garages at the front of the house were kept tidy and clear of mess & rubbish it would not be that bad but this has never been the case for around 15 years. There are always several scrap vehicles left on show to rot indefinitely, 1 has just gone after been parked in the same place for about 6 years. This is unfair to other residents in the area who have worked hard to pay for their homes and the outlook from their properties looks onto the unsightly mess.
Regards.