

DIRECTOR OF
RESOURCES

21 JUN 2024

June 2024

Fao Ben Taylor
Planning Dept
RVBC Council Offices
Church Walk
CLITHEROE
BB7 2RA

Dear Mr Taylor,

Planning Application No: 3/2024/0239

Thank you for your notification of this planning application. Whilst I have no objections in principle to a second dwelling being erected on this land I am concerned that my privacy will be invaded by a two storey house being erected [REDACTED] I feel strongly that any further building should be single storey in keeping with other properties on Nickey Lane.

I trust my concerns will be considered when the final decision is made.

Yours sincerely

[REDACTED]

24th June 2024

25 JUN 2024

Your ref: Planning application No 3/2024/0239

Grid ref: 365590 430836

Ben Taylor
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir

I am sending this letter, detailing our objections to the proposed two-storey three-bedroom dwelling in garden with new access and associated alterations to original dwelling, location, 24 Nickey Lane, Mellor, BB2 7HF.

I have also enclosed a copy of the printed plans, showing, proposed front (East) elevation and proposed rear (West) elevation, showing my objections, drawn out in red ink with a reference to each drawn line:

A = Garden

B = Bedroom

C = Bathroom

D = Reception room

E = Mature bushes

Please note my objections to each of the references with regards to the proposed development.

[REDACTED] has three windows on the side of the house, [REDACTED]
[REDACTED]

The proposed new building will be able [REDACTED]
[REDACTED]

We note from the proposed plans of the two-storey building the master bedroom window will [REDACTED]

The master bedroom window of the proposed property will [REDACTED]
again causing a lack of privacy (reference B).

The master bedroom window of the proposed property [REDACTED]
[REDACTED] (reference C and D).

From the garden of the proposed new property, [REDACTED]
[REDACTED] (reference C and D).

We note on the plans that mature bushes are to be retained for screening, during the summer months, yes, they may offer some privacy though during the winter months when the bushes and trees shed their leaves, the same screening cannot be offered (reference E), we also feel that the proposed new building will encroach [REDACTED] now we are afforded a lovely view [REDACTED] being a good distance away from our home, if the proposed new build goes ahead [REDACTED]
[REDACTED]

We are also objecting to the proposal of a two-story building, this is not in fitting to the surrounding area, the majority of properties being bungalows, [REDACTED] the privacy that a bungalow offers, indeed that is [REDACTED] is not overlooked at the front of the building, is not overlooked to both sides of the building and is not overlooked from the rear of the building.

We are also concerned with regards to construction traffic, Nickey Lane is predominantly a single vehicle road, at certain points, vehicles must move over to allow other vehicles to pass. Where will the construction vehicles park, will there be access problems for the residents on Nickey Lane?

Thank-You for the opportunity to raise our concerns.

Kind Regards
[REDACTED]