



'Rosedale'  
Back Lane  
Grindleton  
Clitheroe  
Lancashire  
BB7 4RZ

16 August 2024

F.A.O. Nicola Hopkins

REF: 15 SARDEN BROOK COURT. (APP 3/2024/0329)

IN RESPONSE TO YOUR EMAIL 9 AUGUST 2024

### Impact

NO SUBSTANCE TO YOUR COMMENTS. THE BOTTOM LINE IS STUBBINS LANE IS IRRELEVANT TO THIS APPLICATION.

### Highway

CONTRARY TO YOUR COMMENTS, CONFLICTS WITH A.P. STATEMENT AND MY CONVERSATION WITH K.H. A.P. CONCERN (STATEMENT) PRELAYS THE LOSS OF APPROXIMATELY HALF OF THE DRIVEWAY LEAVING THE DRIVEWAY WITH ONLY ONE HALF OFF ROAD PARKING. 'HOWEVER' THE PLAN CLEARLY SHOWS 2 SPACES. THE BLOCK PLAN IS TO THE SCALE AS STATED. FOR THE AVOIDANCE OF DOUBT, WE HAVE DIMINISHED THE PLAN.

MY CONVERSATION WITH K.H. DIFFERS FROM YOURS. PLAN NO 5007 SHOWING CAR-SPACES WERE NOT PRESENTED TO HIGHWAY 0 WITHIN THE CONSULTATION PERIOD. THEREFORE CONCERN COULD NOT BE RAISED OTHER THAN CONCERNS/ADVICE TAKEN FROM A.P. REITERATING I WILL CLARIFY WITH K.H. TO AVOID ANY FURTHER MISUNDERSTANDING.

### Visual Amenity

A.P. STATES HIGH LEVEL OF VISIBILITY FROM THE PUBLIC? SOUTH-WEST OF THE APPLICATION SITE IS THE PRIVATE CAR-PARK EXCLUSIVELY FOR PRIVATE USE. THERE ARE NO VISUAL POINTS OF VISIBILITY LET ALONE HUNDREDS?

We have a (taken) the plan showing a 'split level' roof as suggested by A.P. (this suggestion should have been raised) within the initial consultation period.) rather than a (mind) set to refuse with unreliable statements.

## Role of Theorist

The case officer should have assessed / concluded. The proposed extension is subordinate to the principle in every respect. It is difficult to assess to the contrary.

Please refer to attached document "Extensions and Alterations to Dwelling" with relevant section relating to this scheme used for reference and receipt by your officer.

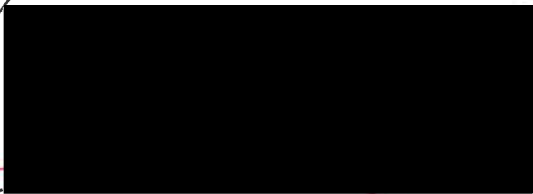
## Summary

We are not taking it for granted to secure approval, but we do expect sound reasoning for refusal.

We also conclude with size and type of application, planning should seek solutions to approve rather than a straight refusal.

The applicant is entitled to better.

Yours truly



c.c. Emily Hicks