



23 Feb 2021

Planning Dept, Ribble Valley BC,
Council Offices,
Church Walk,
Clitheroe BB7 2RA

Dear Sir / Madam

OBJECTION TO PLANNING APPLICATION 32672
Site: the Garden of 2 St John's Close, Read BB12 7RL
Planning Portal ref PP 09476642

I write as the occupier of [REDACTED] My bungalow directly faces this garden - upon which the applicants want to build a totally inappropriate development.

I wish to object for the reasons set out below.

In the event that the applicants submit revised plans and / or further information - for example if the applicants seek to address our concerns or those of others - then please make sure that I am re-consulted.

Objections:

1. **Principle of Development:** The site is a small domestic garden. It is clearly too small to successfully accommodate a house. This is demonstrated by the fact that the applicants have had to seek to squeeze the proposed house into the corner of the site, right up against the existing dwelling. This is a prime example of 'town cramming', and is not sustainable development.
2. **Inappropriate Design:** The proposed two storey house is literally right up against the boundary with the existing house. The new house would therefore have no useable private garden. In seeking to place the new house in this inappropriate location the new dwelling is shown to be forward of the effective 'building line' of George Lane, and so would significantly adversely affect the appearance of the street and damage the visual amenity of this part of the village in an unacceptable way. As is evident from the locations of, for example, no 1 St John's Close and 7 Tennyson Avenue and their gardens (see submitted location plan) this garden was planned as just that - a garden - not a development site.
3. **Highway Safety:** The proposed sole access to the new house (directly out onto George Lane) is on a difficult bend on a hill. The visibility for a driver emerging onto George Lane would be very restricted and the access would be dangerous. Inevitably there would be accidents. I see that the Highway Authority agree with this (their objection letter 17 Feb 2021).
4. **Invasion of Privacy:** (i) It is not possible to tell from the submitted plans precisely which first floor room of the current house faces the site, but it is clear from the submitted 'existing' plan that no 2 St John's Close has large windows directly facing the site at both ground and first floors. The ground floor of no 2 has a pair of glazed doors with additional windows which would face the back of the proposed house, literally only a few metres from the back wall of the new house, so adversely affecting the amenity and residential enjoyment of the existing house at no 2 and its future occupants. (ii) The main aspect of the new house, at both its ground and first floors, would face onto George Lane - looking directly into my house, facing

the only window to my kitchen-dinning room, invading its privacy and destroying the enjoyment of this important room in my small bungalow.

5. Damage to the Character of the Village: A new house on this garden would erode the character and pleasant environment of this part of the village. There is no over-riding need to build on this site, rather, to approve these plans would set a very dangerous precedent for others that might be thinking about trying to squeeze a house onto land that was properly set aside as garden as part of the original planning of the village.

Please reject this inappropriate development.

Please also ensure that I am informed of the progress of the application.

Yours faithfully

A black rectangular redaction box covering the signature.