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From: [REDACTED] >

Sent: 27 February 2021 20:21

To: Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

Subject: Planning application 3/2021/0112. 2 St Johns Close Read

[REDACTED] Hi, I have tried to submit a planning objection online, but I don't think this has gone through so I am emailing the objection here, this will replace any online ones that I may not have submitted correctly.

I wish to object to the above planning application for a large detached house in a garden plot at 2 St Johns Close, Read. The reasons for my objections are as follows:

1. The access to the property is already on a dangerous corner, near a junction and adjacent to an existing driveway. The lane is used by agricultural vehicles i.e. tractors, milk wagons, horse boxes etc and also council vehicles, the driveway would cause a restrictive view of the lane when accessing in and out of the property. There would also be parking implications for visitors to the property, as the road is very narrow at this point, and also there is no footpath on that side of the lane, which would cause visitors to park on the pavements opposite the property, again causing a hazardous obstruction to families walking up and down the lane. The highway authority have set a speed limit restricted to 20mph on the lane but vehicles regularly exceed this.
2. The development of the property is for a large detached house, in a small garden plot, in extremely close proximity to the existing bungalow. This would cause unacceptable precedent for future planning applications in the village for building on small garden plots. The building is also not in keeping with the rest of the surrounding properties, as the proposed property exceeds the building line, and would therefore spoil the vista of an already well established lane in the village.

Therefore I wish to object to the planning on the grounds that the access to the property would be very dangerous, and that this planning application would set a precedent for future similar proposals, allowing building developments in small garden plots in the village.

Kind regards

[REDACTED]