

## **Supporting Statement**

### **SITE ADDRESS**

**2 Bushburn Drive Langho BB6 8EZ**

### **PROPOSED PROJECT.**

3/2022/0667 New Dwelling in the garden of 2 Bushburn Drive.

We submitted an application on the 5<sup>th</sup> August 2022 for a new dwelling and this was refused by the council, we wish to appeal this decision.

We originally submitted an application under application 3/2021/1283. This was also refused so we amended the proposal to try to address the concerns. The original design had bedrooms at ground floor level at the rear of the property. We removed these to address the concern that habitable rooms overlooked number 4, there is an existing 1.8m high fence which currently separates the properties. The room to the rear was changed to a kitchen. The lounge window faces the front. There are bathroom and a small pantry window on the sides which will be obscure glazing. We put 2 bedrooms upstairs. The main bedroom has a window facing the front so that overlooking is not a problem, and the smaller rear room has velux roof windows which could be obscure glazing if necessary.

The council state that the site would be cramped and overdeveloped however it is a small development with a small garden. Many people do not wish to have a large garden and the upkeep that goes with it. There is enough room at the front to accommodate the off-road parking required, a small patio area to the rear and a garden area to the side. Anyone using the patio/garden would have no more of a detrimental effect on the neighbours than the existing garden at number 2 does at present.

We have followed the councils advice for submitting applications. We originally applied for pre application advice. (Advice received attached to application)

Once the first application was refused we made changes to try to overcome the issues raised by the planning officer. This was again refused with no correspondence from the council.

I have also emailed the planning officer to see if we could somehow change the drawing and be able to resubmit to gain approval. I have been informed that the planning officer has left the council. I then asked if another planning officer would be able to have a look at the proposal to see if we could reach a compromise. The response I received is below.

-----Original Message-----

From: Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
To: [entwistledesign@aol.com](mailto:entwistledesign@aol.com) <[entwistledesign@aol.com](mailto:entwistledesign@aol.com)>  
Sent: Mon, 15 Aug 2022 15:08  
Subject: RE: 2 Bushburn Drive, Langho - pre-app 00092

Hi Melanie

I can certainly forward it to the shared planner inbox, however due to workload etc I don't know when I would get looked at.

Kind regards

**Planning Department**

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA  
T: 01200 425111 | E: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) | W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

We have waited for a response but still have not received one so although we are willing to change the design to gain approval without some discussion with the planning department we cannot proceed so we wish to appeal.