

From: [REDACTED]
Sent: 21 March 2021 12:13
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No: 3/2021/0256

Good Afternoon,

With regard to the above planning application, I wish to make the following objections:

Not in Keeping with the local area - The proposed garage has a pitched roof, which is not in keeping with the other bungalows in this location, or of 7 Tennyson Avenue itself. All the other bungalows have flat roofed garages and 7 Tennyson Avenue's existing garage is a flat roofed structure. Even the latest additions to 7 Tennyson Avenue, being the rear dormer and the single story extension, both have a flat roof.

Right of Light - The building of a garage, with a pitched roof, will take light off the two downstairs bedrooms in my property, one being the main bedroom. If this proposal is allowed to go ahead, I will suffer from lack of light in my property.

Potential Damage to Property – The pitched roof of the proposed garage will also prevent light and sunlight reaching my garage roof (which is a flat roof), leading to moss growing on the roof which will in time damage the roof.

View/Enjoyment of my own property/Devaluation – The pitched roof of the proposed garage will rise above my flat roofed garage and above the current ground floor extension to 7 Tennyson Avenue, resulting in me not being able to enjoy the view that has been visible for as long as the house has stood, built in around 1963. I seriously believe that the loss of this view will devalue my property.

Inappropriate Design/Over Development – The proposed garage is an oversized single garage which will be situated higher than my garage and slightly forward to my garage, not in line. The resultant effect will be that the garage will not be in line or symmetrical when viewed looking down from George Lane, and the pitched roof will stand above my existing garage and the existing single story extension at 7 Tennyson Avenue. 7 Tennyson Avenue has undergone much development in the past few months and is in danger of becoming an overdeveloped plot. The garden has been built upon and with the proposal of adding a garage on to this garden and decking to a further chunk of the garden, there will be a very poor ratio of garden to property. In addition, the building on the garden and the laying of a drive on the garden will have an impact on drainage as during heavy rainfall the water will be unable to drain. Currently, during heavy rainfall, we already suffer from water gushing down George Lane.

I ask RVBC to give serious consideration to my objections and at the very least to ensure that if the application is approved it is on the basis that the garage has a flat roof and is built to a height that sits below and in line/set back from my existing garage, to remain in keeping with the local area.

