

10/5/21

Objection to Planning Application

Ref: Application 3/2021/0377 / 43 Hawthorne Place, Clitheroe.

I would like to object based on the following.

Firstly I would strongly advise that the planner carries out a site visit, as the drawing in the planning application do not clearly show the elevation changes on the site, which I believe are very important to any decision. I have no objection to a planner visiting my property if required.

- 1) Given the height and positioning of the building well above the ground level of the boundary of [REDACTED], it's close proximity and projection adjacent to the boundary, it would be a dominating structure that would be overbearing. As such the proposal would also cause harm to the living conditions of the occupiers of [REDACTED].
Estimation of position (to ground level) as it is not detailed on the planning application.



- 2) The elevation facing [REDACTED] has two windows, again based on the positioning of the garage in relation to the ground level of [REDACTED] – the windows will be situated above the fence line, thus effecting the privacy of the garden of [REDACTED]

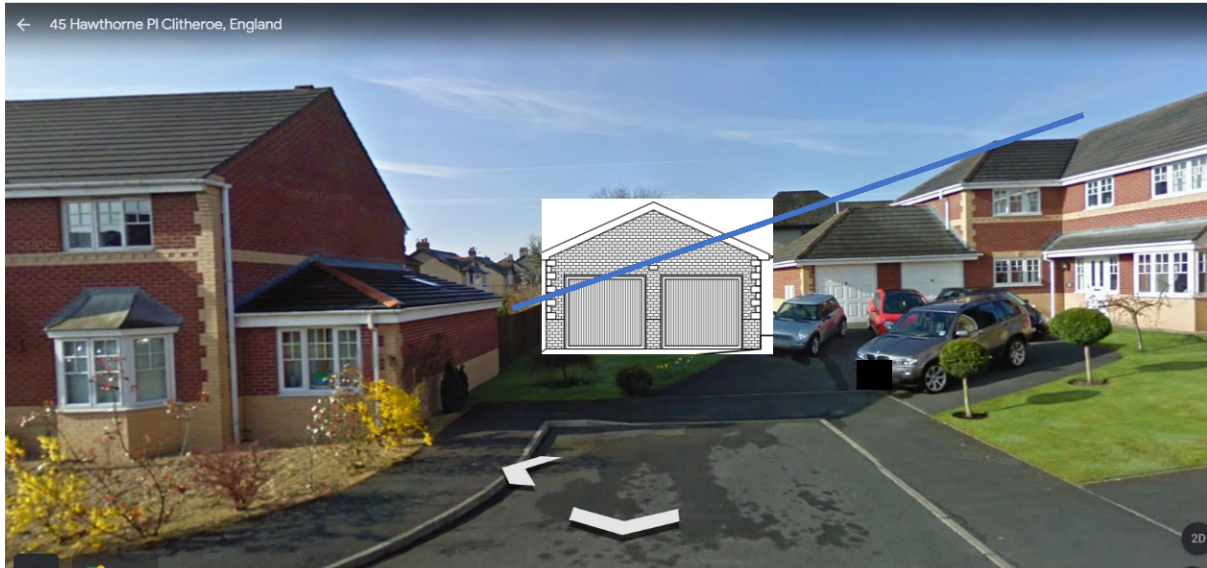


- 3) Loss of light into the extension of [REDACTED] via rear glass door (Door at the rear of the extension on Right hand side of [REDACTED].)



- 4) Loss of light (Evening setting sun) into the garden of [REDACTED]

Blue line shows the dominating aspect of the garage and also demonstrates that the windows in the left hand side of the garage are above the fence line.



- 5) I also feel that the size of the garage (approx. 5mt metres tall) plus it's positioning to ground level, is oversized for a residential garage and not keeping with the street scene.

I have included (See attachment) the rejection for a previous application by the planning inspectorate, while this was for a house, I feel number of the reason are still applicably for this application.

Other notes for consideration.

- 1) The owner of the property is a car mechanic and nearing retirement, I would hope this garage is accepted it not used for commercial activities.
- 2) Given two previous application for a house on this site, I would hope again is accepted restriction are imposed to stop any future conversion to a "Granny flat" etc,.
- 3) Boundary line between [REDACTED] and 43. Is shown as a dogleg, however is a straight, inline with [REDACTED] wall, thus reducing the gap between the garage and [REDACTED] fence line.

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