

**Application 3/2021/0530 Proposed loft conversion and single storey extension to rear.**

Date: 8<sup>th</sup> July, 2021

Development address: **102 Branch Road Mellor BB2 7NY**

Contact details: [REDACTED] [REDACTED]

**Applicant: Mr Derek Walsh, 102 Branch Road, Mellor, Blackburn, BB2 7NY**

Good morning Mr Taylor,

Having spoken to you the other day, we are writing to comment on our plans and the relevant objections.

1. We have been advised by an architect local to the area (other than our builder,) that there is no reason for planning to be rejected as there is plenty of room up to our boundary and houses are not too close.
2. The adjacent house 16, Woodfold Close, is set lower than 102, and in the 3 months that we have lived here, the occupants, who were family friends, have chosen to keep most blinds closed even though we have had frequent friendly chats. With these closed blinds, their privacy is obviously protected. From our back door, we cannot see into their house or conservatory. Our ground floor extension will be at no different a height so there will be no difference in our view out. We can already partially see into their kitchen from our driveway, should their blind be raised. The original hedge has been recently replaced by a lower wooden fence by the owners of 16 which has made their side garden already less private through their choice.  
  
None of the dormer windows will enable us to look into their gardens, nor is that the aim. The roof apex will go up by approx. 4 feet 9" not the 8 feet that they have predicted.
3. All houses in this area including 102, Branch Rd. & Woodfold Close no's 16, 15, 14, 13 and 12 are all overlooked in their gardens and backs of their houses by the 3 storey houses: 94, Branch Rd, Tamarisk House, and Cedar House, both on Bosburn Drive. These houses have already had planning permission to overlook us all. Our rear facing dormer would prove to be no different. In fact it would be far lower down, giving much less of a viewpoint. The shower room window will have sandblast type glass which will give extremely limited view in or out.
4. No 14 Woodfold Close have already built a single storey extension. They will be no more or less overlooked by our single storey extension than is already the case from our current back windows.
5. No 12 Woodfold Close has already got 4 velux windows in their roof which face our property where the velux windows are clear for us to see. Their sun room already overlooks our back garden and the rear of our house.
6. We are not elderly yet, but we wish to renovate this dated property to bring it up to 21<sup>st</sup> Century standards and ensure that the property is maintained in keeping with many other bungalows in the area. We want to keep some elements of the ground floor such as a master bedroom and larger bathroom for our "dotage." We aim to use other rooms to create a study and an utility room. At the same time, we still have our youngest daughter living with us so more adequate provision needs to be made to accommodate us all in this house with great potential.

We are also planning to complete structural maintenance, (eg checking/replacing wall ties, replacing windows, doors & re-rendering,) so that the property doesn't fall into further disrepair.

7. According to the Govt. Planning Portal, ([https://www.planningportal.co.uk/info/200130/common\\_projects/158/additional\\_storeysextinging\\_upwards](https://www.planningportal.co.uk/info/200130/common_projects/158/additional_storeysextinging_upwards)) it appears that the main thing that we cannot do without planning permission is raise the apex of the roof, which will alter the pitch. Adding an extra storey is acceptable subject to the relevant portal conditions.

We trust that you will take these matters into consideration.

Kind regards,

