






12th July 2021

Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Re Application No 3/2021/0642 8 Back Lane Rimington BB7 4EL
Submitted by 

We write to you in connection with the above planning application – Proposed replacement porch and rendering of front (north-west) elevation of the existing house. We have examined the plans and wish to strongly object to parts of the application.

Our main objection is the proposed replacement of porch to front elevation (north west)

1. The plans are not clear, the area outlined in red is misleading in the fact that the area in question is shared by 4 properties and not solely for No 8. Parts of the shared driveway between the 3 x properties  must be left clear for access to all 3 x properties as per the conveyance report, on the same report there is an area that needs to be left clear for a turning space, these areas do not seem to be accounted for in the applicants proposed plans. There needs to be enough turning space for delivery and emergency vehicles. The space is very tight between the 3 x properties at the top of the driveway and we also believe No 4 is also entitled to a turning space. If there is no turning space, vehicles would have to reverse down the driveway on to Back Lane, we feel this is a highway safety issue as there are blind spots at the bottom of the drive, also there are no pedestrian pavements or street lighting on Back Lane.
2. The proposed plans state it is a replacement porch, however there was not a porch on the original house just a sliding door to make use of the small recess to the front door, the plans show the proposed porch is to come out 2 metres from original front elevation, surely this is NOT a replacement but a new extension. Based on the new plans the porch is coming out 2 metres, this will reduce the space No 8 have shown for parking two vehicles, we cannot see how this is possible to park without overreaching into the turning and access area. Also, there is a misrepresentation of the boundary wall between  the plans show the boundary wall is squared off but in fact the boundary wall is at an angle (see attached picture 1 & 1A) thus reducing the front area.
3. We would also like to draw your attention to a previous rejected planning application, for a proposed new front elevation which was planned to come out 2 metres from the property, although the planning

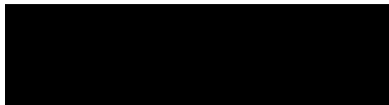
was for two a storey extension and would have had more of an overbearing impact than that of the proposed single storey porch extension, however we feel this will still have an impact on the already tight area between the properties.

4. Also, there is an issue with the plans submitted, for some reason it is showing the original footprint of the property and no mention of the current work in progress making a substantial change and size increase of the property. Whatever the reasons are for this, we feel that it looks like the application for a front porch is a small alteration but in fact that it is an add on to an already a significant number of changes.
5. Finally, we have noted that work has already commenced by cutting out of the concrete where the porch will be built, we are aware that work should not commence until planning has been granted. We have noted that in the planning application the applicant has stated that not work has started.

The applicant has not consulted or advised us or neighbours at No 6 prior to these plans being submitted, however the applicant did know we both had concerns with previous plans, so one would think that maybe it would have been respectful for the applicant to consult us about any concerns we may have.

For all the above reason we feel it is appropriate to object to the submitted plans.

Yours faithfully

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