



Site Address:  
8 Naze Road,  
New Church,  
Rossendale,  
BB4 9EF

Old Application Number: 2020/0612

To whom it may concern,

Following the refusal of a previous scheme at the above site a list of issues were sent via email to address for any future applications. This letter highlights the list (below) and following each point there is an explanation to how they have been reviewed and updated on the drawings which accompany this submission.

1. Cramped development extending to boundary of the site on two sides and within 0.6m of a retaining wall and 2.1m on the other side.

*Submission response: Development has been reduced to 1.4m away from neighbouring boundary and as such has reduced the cramped feel to the site*

2. Parking spaces should be a minimum width of 2.4m and at least one of the two per dwelling should be 6m in length and the other should be a minimum of 4.8m. Bin storage should not be within the area allocated for parking.

*Submission response: Parking bays have been dimensioned and shown to be 2.4 x 4.8/6m as requested. Property has been reduced next to the bin store to leave adequate room to service the bins.*

3. Parking spaces should not be immediately in front of windows serving habitable rooms and a clearway to the principal doors should be retained.

*Submission response: Window on principle elevation removed as room has more than adequate light. Main door has a roof overhang with a post as such no car will be able to block the route.*

4. It is advised that turning circles are shown to demonstrate that it will not be necessary for vehicles to reverse onto Turnpike.

*Submission response: Turning circles added to drawings as requested.*

5. That distances between windows serving habitable rooms are in excess of 20m or there is adequate screening.

*Submission response: Pleached trees have been added along the boundary to the neighbour. This tree creates a green wall which would reduce overlooking and achieve an adequate screen (Picture of tree below).*



6. The garden area should not suffer undue overlooking.

*Submission response: Pleached trees have been added along the boundary to the neighbour. This tree creates a green wall which would reduce overlooking (Picture of tree above).*

7. Windows should have a satisfactory level of outlook and not look directly and at close proximity onto a retaining wall.

*Submission response: Retaining wall has been lowered to achieve satisfactory outlook.*

8. Indicate that access to the rear garden of 1 The Coach house will be retained.

*Submission response: Note added to drawings to indicate that access will be retained.*