

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 May 2024 12:27
To: Planning
Subject: Planning Application Comments - 3/2024/009 FS-Case-617456454

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/009

Address of Development: 5 The Dene
Hurst Green
BB7 9QF

Comments: Please accept the following representation relating to the above planning application:

1. As an [REDACTED] has already been subjected to 10 months of disruption and noise during the renovation works recently undertaken, which has often commence before 0800 hours - these works will involve significant further disruption.
2. The construction will result in a further degradation of the peace and tranquility of this once quiet part of the area of outstanding national beauty
3. The proposed extension to the south west elevation will significantly impact the privacy and quality of life of the residents of [REDACTED], with large doors and windows [REDACTED].
4. The proposed decking area will be very close to [REDACTED], and it's use will affect the privacy and quality of life of residents of [REDACTED] and result noise disruption close to the [REDACTED].
5. The proposed parking area should be unnecessary as there is already an existing garage and parking area. Given the owners of number 5 The Dene are commercial, it is likely that commercial vehicles may be parked there impacting the visual aspect of The Dene.
6. The proposed parking area reduces the natural footprint of the property with an associated environmental impact.
7. The proposed rear extension has a significantly larger footprint than the one that was removed and will again affect the privacy and quality of life of [REDACTED].
8. The proposed application in overall terms in addition to the works undertaken to date will significantly reduce the number of trees and overall green footprint of the property, in addition to the impact of the property being significantly closer to the Dene Brook should it be approved.
9. [REDACTED]
10. It would appear from the works undertaken to date that the [REDACTED].

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 May 2024 21:04
To: Planning
Subject: Planning Application Comments - 3/2024/0029 FS-Case-618187688

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2024/0029

Address of Development: 5 The Dene, Hurst Green

Comments: Firstly, I am surprised at the small selection of properties that have been consulted on this planning application.

5 The Dene lies within a Conservation area of which there are many in England, however, it also lies within one of only 34 AONB's in England. I will start by supporting the development of properties in the village and I am sure that the alterations to No 5 The Dene will transform it into an outstanding property in it's own right, however, the changes that have taken place include the following 5 issues. 1 Retrospective clearance of vegetation that has already been undertaken, including the removal of one mature specimen Japanese Maple that was approximately 13cm (trunk girth) at one meter from ground level. I have [REDACTED] of this to the council, the planning application clearly states that the clearing has not taken place without consent which is inaccurate. 2. The alteration of garden levels without accurate inclusion in the application of prior levels (alteration to land levels began in Q4 2023), the levels being increased using builders rubble, and contaminated spoil from 6b the Dene and other projects (the planning application does not reference the previous land levels that have been altered). Alterations to land levels are a major concern in AONB's. 3. The alteration of a watercourse that now runs across the road from the base of one of the many gabions that have been installed, this watercourse now runs across the road throughout the year and poses a major issue in the winter when it freezes. I would also question the erosion that will be caused in the future from this destabilising the ground. I hope that the current owner will be instructed to take on the legal obligations as a "riparian owner" in managing this issue. 4. The addition of multiple rooflights to the property that were not in place prior to the property being re-roofed, the said roof lights are clearly visible from the road. 5. The proposed North West elevation drawing shows the basement window which has now been covered by yet another adjustment to the land levels without any request for this in the application. I would suggest that planning drawing be resubmitted with accurate prior land levels and accurate proposals of all alterations.

I would ask that any planning decision be postponed until accurate pre and post drawings are submitted, and an honest account of works already undertaken is also included.