

[REDACTED]

From: [REDACTED]
Sent: 09 November 2022 16:50
To: Planning
Subject: Planning Application 3/2021/0275 Land behind The Dog Inn Market Place
Longridge PR3 3RR



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Response to the above planning application from Ian & Jill Holden, 28 Darwen Close Longridge PR3 3TP

As [REDACTED] we wish to raise our concerns over the proposed development after reviewing the changes.

Our main concerns are the height and density of the development and the [REDACTED]
[REDACTED] A smaller scale development at a lower overall height and further away from the eastern boundary would still be more appropriate.

Height & Proximity of Development

The finished height of plot 3 & 4 is 0.9 metre higher than the previous application. These will be [REDACTED]
[REDACTED] adversely affect [REDACTED] light and privacy.

Drainage

The mass of hardcore already put down on the site has [REDACTED] become more susceptible to waterlogging and ground saturation. All the proposed hard landscaping will make the situation worse for all the [REDACTED] properties on Darwen Close.

We have concerns regarding the drainage from plot 4, especially the driveway which [REDACTED]
[REDACTED] at a higher ground level.

It is very important to ensure that the surface water drainage is adequate throughout the development as it is at a much higher level than the properties on Darwen Close and is steeply sloping.

Boundary Hedging & Fencing

The G3 hedging should be retained as stated on plan. It is imperative that the tree roots are protected. All the boundary fencing along the eastern boundary [REDACTED] should be of a substantial height for security and privacy.

The Dog Inn Parking

At the present time, the area where plots 1 & 2 will be built is used for Dog Inn parking and is frequently full. If the development goes ahead we are concerned that the new road will be used for car parking for Dog Inn customers and staff which will be very detrimental with both noise and light pollution to the new property owners and the adjoining residents on Darwen Close.

The proposed development is very imposing due to the property height and sloping nature of the site especially at the eastern side of the development which is the highest point. The adjoining properties on Darwen Close have a much lower ground level and this all needs to be taken into consideration.

