

[REDACTED]

From: [REDACTED]
Sent: 12 December 2024 14:53
To: Planning
Subject: Planning Application No: 3/2221/0275 Land behind the Dog Inn

⚠ External Email

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Response to the above planning application [REDACTED]

As [REDACTED] we still have concerns over the proposed development after reviewing the changes.

Height & Proximity of Development.

Although plots 3 & 4 are [REDACTED], we feel the height of the buildings will [REDACTED]. Due to the sloping nature of the site plot 4 will be built higher than ground level which will make the development [REDACTED].

Drainage

As we have previously stated the mass of hardcore already put down on the site [REDACTED] ground saturation. All the proposed hard landscaping will make the situation worse for all the adjoining properties on Darwen Close. We still have concerns regarding the drainage from plots 3 & 4 which [REDACTED] ground level. Although there is a proposed soakaway at 1.2 metres deep, this will at a higher level than the adjacent properties on Darwen Close and therefore any water will soakaway into their land.

Boundary Hedging & Fencing

The G3 hedging should be retained as stated on plan. It is imperative that the tree roots are protected. The plans are still not clear regarding the fencing along the eastern boundary [REDACTED]. This must be a substantial height for security and privacy.

The Dog Inn Parking

As previously stated, the area where plots 1 and 2 will be built is used for The 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.

We still feel that plots 1 to 4 are very imposing due to the property height and the sloping nature of the site. We feel that single storey properties on this part of the development would be more appropriate.

[REDACTED]

