

[REDACTED]

From:

Sent:

[REDACTED]
18 April 2022 18:44

To:

Planning

Subject:

FW: Further Response to Planning Application 3/2021/0275 Land Behind The Dog Inn Market Place Longridge PR3 3RR



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Sent from [Mail](#) for Windows

Subject: Further Response to Planning Application 3/2021/0275 Land Behind The Dog Inn Market Place Longridge PR3 3RR

Response to the above planning application [REDACTED]

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

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

Height & Proximity of Development

Although the revised plans show removal of dormers, there will still be 3 floors of windows facing Darwen Close which is at a much lower level than the development.

Plots 7 and 8 have the living accommodation at first floor height which will be looking directly into the rear of the properties on Darwen Close. We feel that any 2nd floor windows should not be facing Darwen Close.

Plot 8 is still less than 2 metres [REDACTED] will have a very detrimental effect of [REDACTED]
[REDACTED] As the plans now have 2 properties instead of 3, it would be less intrusive if the properties were moved further away from the eastern boundary.

Plot 7 and 8 are the highest point of the proposed development and plot 8 windows are approximately [REDACTED]
[REDACTED]

Drainage

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

If Plot 8 was moved [REDACTED] it would make it possible to have soft landscaping at the eastern boundary which would help the drainage situation.

We feel that the proposed soakaway would not be adequate.

Boundary Hedging/Fencing

The G3 hedging should be retained as stated on plan. It is imperative that the tree roots are protected. Any new boundary fencing along the eastern boundary which is adjoining our land for its full length should be of substantial height for security and privacy.

The changed plans have not made any difference to the detrimental effect to the properties on Darwen Close and the [REDACTED]

[REDACTED]

Sent from Mail for Windows