

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 April 2022 17:17
To: Planning
Subject: Planning Application Comments - 3/2021/0275

Planning Application Reference No.: 3/2021/0275

Address of Development: Land behind The Dog Inn Market Place Longridge PR3 3RR

Comments: We write to express our extreme concern regarding the above building application that we feel is imposing, an invasion [REDACTED] and will restrict the light to and affect the amount of drainage passing [REDACTED]

Issues with the proposal.

1. Viewing the plans from the properties on Darwen Close, they show that the proposed development will be imposing to the extreme, due to the height difference of the land. We have estimated (not possible to determine the exact distance from the plans) the distance from the boundary hedge to the front elevation to be approximately 15m. This is too close for a building on land [REDACTED]
- a. Please provide the shortest straight line distance from each plot to the properties on Darwen Close that they have a line of sight.
2. Whilst the dormer windows have been removed from the updated proposal we remain concerned that these may be added at a later date.
3. The first floor windows in the proposed plot 5 and 6 are significantly higher than the first floor windows [REDACTED]
[REDACTED] The height differential is approximately 3.2 to 3.7m and is in a direct line of sight, very imposing and [REDACTED]
4. Loss of light – The height of the proposed properties, especially those at the southern end of the west terrace, will have a significant effect on the amount of daylight [REDACTED]
5. Drainage continues to be a concern especially the surface water and the proposed use of a soakaway appears to be insufficient for this development and the drains should be connected to the appropriate sewer. Currently if there are five or six hours of steady rain there will be water running down onto [REDACTED]
[REDACTED] When there is heavier and more prolonged rainfall this can continue for many weeks. The change of use of the land will only increase the amount of water flowing [REDACTED] and down the hill thereafter.
6. Lighting from traffic – The proposed road access and parking for the west terrace means that there will be car headlights shining into both the ground and first floor [REDACTED] With 12 parking spaces, so close, it could well become unbearable especially in the winter months when it is both darker and the beech hedge has less foliage. Whilst we note the proposed fencing, but it is unclear if this will be placed [REDACTED] but if it is then it would have the effect of reducing the natural light [REDACTED]
7. Access road – We are extremely concerned about the access road that has a sharp bend on an incline when it is to be used by heavy vehicles such as the refuse wagon and if required the emergency services. We fear for our safety, especially in icy conditions, if a heavy vehicle loses control [REDACTED]
8. We object to the proposed refuse collection point as this may be used on non bin collection days and may become a public health issue if rubbish is allowed to build up. The bins should be collected from the front of properties which then means the residents are responsible for their own bins.
9. The planning statement refers to the "Longridge Conservation area" on a number of occasions and appears to dismiss it as irrelevant. In 7.3 Heritage "The statement found the site currently asserts a localised negative impact upon the Longridge Conservation Area and a negative impact on the Dog Inn's setting. The site's former historical

interest as a bowling green is now limited and has been eroded by the degraded condition of the site". It should be noted that when the Dog Inn was sold by the brewery, the bowling green and adjacent building was clearly visible although not in use. The reason it has been eroded by the degraded condition of the site is due to

[REDACTED] destroying the bowling green by the use of heavy plant, irreversibly churning the land and knocking down boundary walls. They went on to dump hardcore and other building materials to construct what they now describe as the access road and left the rest to [REDACTED] All this started over a bank holiday weekend and occurred without permission or knowledge of RVBC. As the Dog Inn bowling green was part of the heritage of Longridge it could have been restored to its former glory when they purchased it from the brewery.

10. With reference to the last planning application for the Dog Inn made by the applicant, [REDACTED]

Therefore, we feel this application requires strong and decisive management by RVBC.

If any planning permission was to be granted for this land, we feel the only appropriate option would be a small number of bungalows. This would minimise the imposing nature, invasion of privacy and loss of natural light by construction on the site. That said, the remaining issues of drainage and safety on the access road would still need to be overcome. If the bungalows were designated as "over 55" then this would also reduce the requirement for the amount of parking and in turn the volume of traffic.