From:

Sent: 22 August 2024 14:10

To: Planning

Subject: Fw: Planning Application 3/2022/1039

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External Email

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Sent: 20 August 2024 10:12

To: planning@ribblevalley.gov.org <planning@ribblevalley.gov.org>

Cc:

Subject: Planning Application 3/2022/1039

Good morning Mr Killmartin

I am writing to you to express my concerns about the impact this development will have on my property. As none of the residents on Ludlow Road were notified by letter we have not had the opportunity to express our concerns

The submitted application shows the roof line running at the same height as the perimeter fence. I don't think this can be so as the single storey stable that is there at present is 3 to 4 feet above the fence line.

The submitted application says that due consideration has been taken as building 1 is a single storey dwelling but is in fact only 20 centimetres lower than building 2.

There is significant undulations in the ground which also has many drain inspection covers at lower level which may subject the levels of the development to be raised above suggested levels. There is also a drain which would run through building 1 and then across plot 3. This has been robustly discussed by Ribble Valley planning, United utilities and was made to plot 3 or plot 4 in the Planning Application

The proposed patio doors on building 1

The flat roof that

would also run above the fence line looks directly into the surrounding properties if this was allowed to be used as a veranda or such by a subsequent owner.

I am also concerned that the gabions that run through plots 2 and 3 would not hold a building of this size

I would like to point out that I am not against development of this land but I would like to think it would be done sympathetically to the existing residents.

and would like to invite you to come to our house and you could then see for yourself and dicuss these concerns.

Kind regards