

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 23 January 2023 11:18  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/1039 FS-Case-480464610

[REDACTED]

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2022/1039

**Address of Development:** Land adjoining 115 Kemple View BB7 2QJ

**Comments:** FAO Stephen Kilmartin

Concerns/ objection to the proposed development.

I am currently in process of [REDACTED] and wish to raise an objection to these plans for 2 very large properties which [REDACTED]

The properties are too large and imposing and not in keeping with the area. They will have a direct impact on privacy [REDACTED] The elevation of the properties appears to be considerably higher and will impose on the properties under construction (plots 1-7 on Pendleton Meadows, Ludlow Road).

The properties suggested on the plans also appear to be more like meeting places or similar due to the size/ scale and numerous parking/ gravelled areas.

The other major concern is the old victorian drains being built upon, which could have catastrophic implications for numerous dwellings alongside this development. The main foul sewers run under the site and building upon them could cause devastation to the immediate area.

The 2 properties are very large suggesting high numbers of occupants with no extra infrastructure or local services to meet the needs of this number of residents. Henthorn Road and surrounding roads are already at capacity and this development with numerous car parking areas suggests high volumes of extra traffic, causing further problems for the residents/ properties local to it.

There are some very mature trees on this proposed development, which are not detailed- are these to be cut down? Removed?

The other concern is noise- the area is a quiet area surrounded by smaller properties and bungalows. This proposed development will have a large impact on the area and will be detrimental to many residents surrounding it. The number of bedrooms and car parking spaces suggest high number of occupants in each property which is extremely likely to create noise above what is currently enjoyed by other local residents.

The elevations and suggested balcony will impact on privacy to other properties on Kemple View but also to the properties currently being constructed on Pendleton Meadows/Ludlow Road. The gardens on the pendleton meadows site (plots 1-7) will be overlooked by these 2 properties and privacy for these plots will be compromised,

affecting residents enjoyment of their property.

Yours sincerley