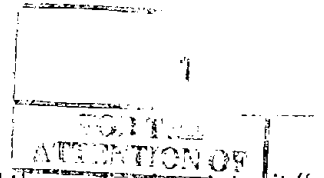


Objection to planning application No. 3/2023/0261

We are objecting to the above application on the following grounds:



- **Preservation of protected trees**

Whilst included with the application there is a tree survey and the application states it 'fully considers the mature trees that surround the site' this statement is untrue. The survey measurements included are inaccurate and the root protection area is larger than stated. We have had our own independent tree surgeon measure the mature beech tree and complete an arboricultural impact assessment (report included) The diameter of the trunk is at least 11 cm more than the 65cm stated in the application, therefore, the root protection area needs increasing by a further 1.32m. This would require the footprint for the development to be moved forward by at least this.

The ash tree situated alongside the beech was physiologically damaged in 2012 when the applicant applied for permission to remove overhanging branches. His tree surgeon removed the crown from the ash tree resulting in a decline in its physiological condition in the following years. The tree is however, structurally in good condition and we have been advised by the Ribble Valley Tree Protection Officer that it should remain in place as it supports and protects the beech tree adjacent to it. The root protection area for this tree should therefore, not be reduced by two thirds as stated in the applicant's tree survey. This tree's diameter is also more than stated in the survey again by at least 10cm so the unreduced root protection area would increase by 6.8m significantly impacting on the proposed footprint of the development.

We are concerned that any damage to the roots of these mature trees may not impact on their health and survival until a few years hence, at which time, considering the advanced age of the applicant we may have no opportunity to prosecute for the damage caused. More importantly, beautiful mature trees such as these create a haven for wildlife and cannot be replaced.

- **Invasion of privacy**

The proposed plans include a two floor glazed gable end on the south elevation, [REDACTED] [REDACTED] loss of privacy.

The application states that 'consideration has been provided to surrounding properties by introducing obscure glazing at first floor on the front elevation, all other windows will have little impact on the [REDACTED] This statement is untrue.

The east elevation of the proposal [REDACTED] and the noise pollution from the proximity to [REDACTED]

The application states 'the proposal has been designed to ensure there is no negative impact on the surrounding residential area' again this statement is untrue. Obscure glazing on the front elevation is not in keeping with the character of surrounding properties.

- **Over development in a conservation area**

The building of a three bedroom property on the lane will likely increase traffic by two cars. Whilst the development includes a parking area for two cars the creation of an additional driveway access removes car parking spaces for the three Victorian terraced houses directly opposite. Those residents would therefore, either have to park away from their homes or directly outside their own residences resulting in limited access to the new driveway. With the completion of Brookes Close in the last two years, traffic up and down the lane has significantly increased and the removal of these parking spaces would add to the traffic issues. Large delivery and refuse collection vehicles require the wider space at the top of the lane to turn around, if this was congested with more parked cars then these vehicles would have to reverse back down the lane and into the traffic at the Station Road mini roundabout. There is no pedestrian footpath on the lane which is a very popular route for dog walkers and hikers to access the public footpath to Spring Wood. The application does not consider these safeguarding issues.

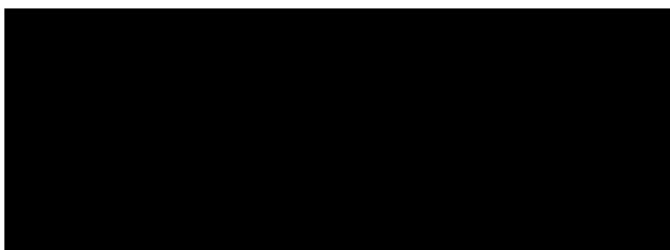
As already identified there is inaccurate information within the application, further inaccuracies and questionable statements include,

- ‘ This proposal is designed to facilitate a bespoke dwelling to assist with downsizing and future needs’ [REDACTED]
- The plan of the existing garage is inaccurate, it shows no window on the east facing elevation. Whilst this does not impact on the proposal it is further evidence of inaccurate information contained in the application.

Also,

- The application differs significantly in size from the pre application submitted in December 2020.

In light of all the above concerns we strongly object to this planning application.



Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2023 13:21
To: Planning
Subject: Planning Application Comments - 3/2023/0261 FS-Case-515642878

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2023/0261

Address of Development: 8 Brookes Lane Whalley

Comments: I would like to draw your attention to the highways response - conditions reference on street parking problems locally and to enable vehicles to enter and leave the site in a forward direction. By placing the drive where it is - it removes 3 on street parking spaces for the houses opposite - this will mean that parking has to move to the opposite side of the road but will severely impact the safety of all concerned. This condition cannot be satisfied.