

[REDACTED]

Objection to Ribble Valley planning application 3/2023/0374 - Conversion of existing garage into a two-bedroom dwelling including new front porch, new access and vehicular parking for 41 Dilworth Lane.

BOUNDARIES

The proposed dwelling house is too close to the boundary and has no back garden. This contravenes current planning guidance. It poses an unacceptable positioning of living accommodation for the houses to the rear of the property and of the property itself.

HIGHWAYS

Highways have yet to respond to the application. We should have access to the Highways response so we can ascertain their view.

Dilworth Lane is a fast road. More and more traffic is using this road as access and egress from Longridge including all the new estates that have been built in the last 10 years. To add more traffic on this road is hazardous and dangerous and therefore the application should be refused on this ground.

Please will you grant an extension to the deadline of 13 June once the Highways response has been received and uploaded.

INCORRECT INFORMATION ON APPLICATION

‘All Types of Development: Non-Residential Floorspace Does your proposal involve the loss, gain or change of use of non-residential floorspace? Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. No ‘

‘Employment Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? No’

The above statements on the application are incorrect and misleading given that [REDACTED]
[REDACTED] He has clearly has not communicated this to his agent. Please clarify this with his agent and request a new/amended application.

Please investigate whether [REDACTED] has the necessary planning permission (potentially under the new E class of activity to operate [REDACTED] There is significant permanent traffic attending on a 9am to 5pm basis together with significant visiting traffic throughout the day.

Legally, planning permission is needed when:

There is a significant increase in the number of visitors to your property, with clients or customers visiting the business – *this point is the one which [REDACTED] is breaching if it does not have planning permission.*

Items related to the business are stored outside your property – *there is regular burning of business waste* [REDACTED]

There is an advertisement for the business outside your property, such as a sign

Significant structural changes are needed to your home

Minimising the disruption to your neighbours is key as it is often the disruption caused that leads to a need for planning permission. Creating more traffic in your area, changing the main use of the property or building and expanding your property are all instances in which planning permission will need to be obtained. - *this is particularly relevant to* [REDACTED]

TPO

There is a TPO on site. The application requests that the Sycamore (T1) is removed to form the entrance. The applicant applied to remove this same tree last year (September 22) which was refused – please see below – specifically highlighted in blue. The tree does not appear to have declined in any significant way since the refusal in September 22 – please see attached photo.

The RIBBLE VALLEY BOROUGH COUNCIL Department of Development Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

SPLIT DECISION TREE WORK PERMISSION

APPLICATION NO: 3/2022/0724

DECISION DATE: 09 September 2022

DATE RECEIVED: 01/08/2022

TREE PRESERVATION ORDER: 186 – 2012 Dilworth Lane, Longridge

APPLICANT:



DETAILS OF TREE WORK: Ash T2 - fell due to significant signs of ash die back. Sycamore T1 - fell due to significant signs of decline within the crown. Resubmission of 3/2021/1142

AT: Dilworth Coach House 41 Dilworth Lane Longridge PR3 3ST

Ribble Valley Borough Council in pursuance of its powers hereby give notice that CONSENT HAS BEEN REFUSED for the carrying out of the following tree work:

SITE MASSING

This site is quite small and together with number 41 and the new dwelling nearing completion in the easterly end of the garden, it is a site that is being over-developed. A previous planning application below (3/2015/1024) was refused on grounds which would similarly apply to this application.

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2015/1024

DECISION DATE: 11 February 2016

DATE RECEIVED: 24/12/2015

APPLICANT:

DEVELOPMENT PROPOSED: Erection of two detached dwellings.

AT: Dilworth Coach House 41 Dilworth Lane Longridge PR3 3ST

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused for the carrying out of the above development for the following reason(s):

1 The proposal, by virtue of its scale, orientation and proximity to neighbouring boundaries would be of detriment to the residential amenities of neighbouring occupiers in that approval of the development would result in an unsympathetic, over-bearing and over-dominant impact, contrary to Policy DMG1 of the Ribble Valley Core Strategy.