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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 February 2024 12:09
To: Planning
Subject: Planning Application Comments - 3/2024/0090 FS-Case-591192101

[REDACTED]

Planning Application Reference No.: 3/2024/0090

Address of Development: Land at Eden gardens (adjacent 5 Cherry Drive)

Comments: I wish to raise a number of concerns with regard to this proposed development.

[REDACTED]

I had never considered that it was a piece of land that somebody owned and would even contemplate developing on.

My first concern is that Brockhall Village was never intended to be a place where housing was squeezed into every conceivable space and part of the appeal of living here is that it has been well designed and to build a property here will, I believe, go against the original vision for the village and will have a detrimental effect on the properties surrounding it

My second concern is that, [REDACTED] I have noticed that there are a number of cars parked in the vicinity to the entrance to Elm Gardens and having an additional house will increase that during construction, which I imagine will take up to at least a year, based on other developments that have taken place in the village.

My third concern is that the actual construction phase, because it is on a small site so close to established houses, will have a significant negative impact on all those in close proximity to the site resulting from noise with a number of residents retired and who will be at home while the property is being developed.

Finally, the owner of the land is saying that he is wanting to build because he wishes to downsize from his existing property based opposite the land and wants to stay in the vicinity. There are currently a number of 3 and 4 bedroomed properties available for sale in the village which would enable him to do this far more easily than building on this thin strip of land which was never intended to have a family sized (3 bedroomed) property on it.