

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 March 2024 06:21
To: Planning
Subject: Planning Application Comments - 3/2024/0155 FS-Case-599620689

Name: [REDACTED]

Address:
[REDACTED]
[REDACTED]

Planning Application Reference No.: 3/2024/0155

Address of Development: 26 Whalley Road Langho BB6 8EJ

Comments: It is noted that it is a retrospective planning application with the work already completed. It was obviously the intention to present the local residents with a fait accompli.

The proposed change of use is incongruous with the surrounding residential area, particularly with the property abutting Springdale Road. This road comprises small bungalows which are predominantly occupied by retired elderly owners.

The proposed number of 10 staff will result in numerous transitions on to a busy main road between Blackburn and Clitheroe, particularly with shift change overs. This is not like a normal family home where typically there would be 2 parents with 3 children living at the property. The application says there will be 10 staff so that is a fivefold increase.

The garden area is far too small to facilitate adequate outside space for 3 children with the property located on a main road, which means that there is inadequate places to play outside.

While the need for the type of accommodation is accepted nationwide it is clearly the wrong location in a quiet commuter village. There is no demonstrable need for this type of accommodation in Langho or the Ribble Valley, but there is a need for housing for local families, which the proposed conversion will take such a property off the market.

It is noted that the Directors have another home in Oswaldtwistle. This town is very different in both scale and demographics to Langho, it is suggested that another property contiguous to the existing location would be a better fit.

Such accommodation is best in a detached property rather than a semi detached property.