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From: [REDACTED]

Sent: 14 April 2021 23:45

To: Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

Subject: Application 3/2021/0275 the land to the rear of The Dog Inn, Market Place, Longridge

Dear sir madam

I have already submitted my comments but received a strange notification when I submitted so I am following up with an email. I have a number of objections to the above planning application for the Land to the rear of the Dog Inn, Longridge.

1. I understand that the boundaries are disputed especially the west of the property, and the south east corner which at one time was allotments. By starting groundworks without planning permission the borders to these areas have been flattened.
2. The land to be built on has been turned into wasteland. The present owner has started groundworks without planning permission including starting the road that would serve the proposed houses. I also understand there are a number of enforcement notices against the owner for disregarding the planning rules. How is the council planning on monitoring the proposed works to ensure enforcement.
3. The level of the land to be built on is higher than the land on Darwen Close to the rear of the site. The properties being 2.5 stories will overlook the existing homes on Darwen Close both their gardens and into their windows and will mar the amenity of the existing residents.
4. The pub is normally busy all through the year. The rear terrace is used for drinking smoking and eating and is a place where people gather during the day and into the night and weekends. The terrace overlooks the proposed site and will impede the amenity of the new residents offering them little privacy.
5. The land to the rear of the Dog Inn is a small enclosed space to try to build 9 family homes, the proposed plans have been put together to make the most money out of the land without thought as to the amenity of the existing residents or the proposed new residents. I am aware that the land is likely to be developed and would be able to support a development that doesn't impact negatively on the neighbouring homes.
6. The owner of the land has little regard for existing homeowners in the area by already using heavy earthmoving equipment not exclusively; diggers, rollers, dump trucks, early mornings, evenings, weekends and bank holidays. I personally dread the upheaval of the building works starting and hope the council will put into place restrictions to ensure works are carried out at reasonable times and enforced.

Kind regards

