

From: [REDACTED]

Sent: 12 April 2021 13:14

To: Planning <planning@ribblevalley.gov.uk>

Subject: Area of land behind the Dog Inn and behind Darwen Close, Longridge

Dear Sir

Thank you for notification relating to planning permission application on the land behind the Dog Inn.

Our serious concerns regarding this are as follows:

- **Privacy:** whilst described as 2.5 storeys, these properties are in reality 3 levels high. As the land is already significantly higher, they will look directly into our living accommodation and bedrooms. Our privacy will be negatively impacted on. Surely a single storey is more appropriate.
- **Light:** at 3 storeys high and on land that already rises above us, will the properties will diminish our natural light?
- **Street lights at night:** as the properties are above our ground level, can we have assurance there will be no street lights. These would inevitably shine directly into bedrooms and there [REDACTED]
- **Noise:** in this regard, the development would be helpful to the Darwen Close residents but not to the new house holders. In normal times (non-pandemic), the Dog Inn is extremely noisy and bad language comes from the pub throughout Summer evenings and all weekends. This will inevitably be very disturbing to the new residents who will be so much closer. We are surprised by comments to the contrary in the Noise Report. The Fan Test can not replicate the kind of noise which emanates from inside and outside the Dog Inn on a regular basis.
- **Soak away drains:** our land is already susceptible to minor flooding. This would inevitably be made worse with more hard surfacing above us. Soak away drains are not adequate. Only proper drains into the drainage system would be adequate.
- **Plantings:** what provision is there for planting around the site to protect neighbouring boundaries and indeed to replace all the hedging, plants and trees already removed by the builder? The area is a conservation area. It has already been negatively impacted on by the builder who had removed planting and stone walls well in advance of this application. This needs to be replaced.
- **Parish Council Land:** The triangle at the bottom corner of the site actually belongs to the Longridge Parish Council and not to the builder and there is a covenant on that small portion of land which precludes any development. It was bequeathed to the council by an elderly Longridge resident. We note that the builder is intending to build a road in this corner. Is this legal?
- We have concerns regarding the timing of this application during a pandemic when the neighbours affected are unable to meet to discuss our representation to your offices.

Again thank you for notification and we trust our genuine concerns will receive proper consideration.

Kind regards

[REDACTED]

