

From: [REDACTED]

Sent: 01 July 2021 14:42

To: Planning <planning@ribblevalley.gov.uk>; Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>

Subject: Planning Application 3/2021/0583

Dear Adrian,

I am writing in connection with the resubmitted planning application 3/2021/0583 and this replaced the refused application 3/2021/0319 to which I submitted the attached Objection. Have carefully inspected the new plans and I am dismayed to see no substantive changes have been made nor any of your observations in the Refusal Report have been properly addressed. I am unsure as to what has motivated this resubmission but I cannot see any basis on which I could remove my objection and I assume the position of the Council will not have changed either. For the sake of the record I would simply provide the following bullet points which encapsulated our original objections and also equally apply to this new application:-

- **Scale and Massing** – the proposals are now for a significantly increased three storey house, a two storey property was won on appeal, so I cannot see how this can simply be treated as a minor design amendment, its is a fundamental departure. The proposal before you is taller, wider, much larger in floor area and all together more dominate than the approved scheme.
- **Material Choice** – These seem completely out of character for the area and especially on the edge of the Conservation Areas.
- **Arboriculture** – The application is relying on a report prepared over 3.5 years ago, things have changed. For one the supposedly decaying group of three trees slated to be removed in that outdated report seem to have put in a remarkable recovery and are all in fine health with full leaf, having miraculously healed themselves in the intervening period.

I still do not accept the design approach and the minor changes now proposed are anywhere close to being acceptable in this location, it has a commercial appearance and this is further exacerbated because of its increased height as a result of the extra storey being added and width which will make the property over bearing in the plot. Having now lived in the locality for a short while, a little over seven months I am beginning to appreciate the wildlife which inhabits these relatively large, undisturbed green spaces including the plot in question. I have seen song birds of all types, insects that I have never seen anywhere else and as the warmer evenings draw in, I regularly see bats fly around the matures trees including the high hedge which separates the plot from [REDACTED]. I cannot see any ecological information previously submitted but do wonder whether the proposed alterations to boundaries have fully considered what lives in these hedges.

In conclusion I want to object to the revised proposal, only token changes have been made and they fail to address the reasons set out for the previous refusal in your detailed report. Having considered the minimal changes that have been made I still cannot support this proposal. I would add that I feel arboriculture and ecology have not been fully explored previously and that circumstances have materially changed in the intervening period.

I would be grateful if you would confirm receipt and that this objection has been added to the planning portal.

Many thanks

[REDACTED]

