

Reply to 3rd Party Response

"26_0146_Parish_Aighton_Bailey_&_Chaigley_23March.pdf"

1. There is very limited parking availability and access to the parking area is shared with an adjoining property.

*There is ample private parking, over 120 sq.metres, and space to manoeuvre and drive on/off safely in forward gear. The parking area is **NOT** shared with an adjoining property and has its own drop kerb access to Longridge Road.*

2. Visibility and access from the property's parking area to the main road is limited because of the contours of the road.

Splay visibility meets highways safety (App # 3/2021/060) - LANCASHIRE HIGHWAYS HAVE NO OBJECTION TO THIS PROPOSAL ("26_0146_Highways_9March.pdf").



"26_0146_Redacted.pdf"

1. Original planning permission was given for the annexe in 2019 with the following conditions:

- That at no time it should be subdivided from the curtilage of, or used as an independent unit of residential accommodation separate from 8 Longridge road
- The office use associated with the annex building shall only be used by the occupiers of 8 Longridge Road

It is unclear why this would be changed.

The original purpose for the annex was for home based office (beauty products) with accommodation, however the business closed due to Covid (in 2021) making it a redundant office space.

3. My concern is that, if permission was given for the annex to become a separate dwelling – then the applicant's would allow the main dwelling at no 8 to be used as a holiday let – thereby allowing holiday traffic whilst they enjoy their own privacy away from it.

The applicants have no intention for the main dwelling to be used as a holiday let.

"26_0146_1_Redacted.pdf"

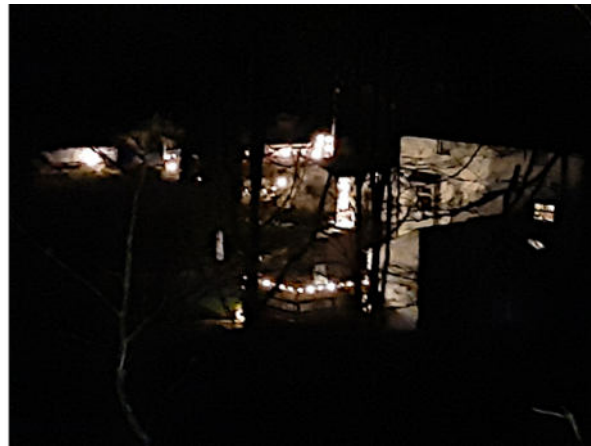
2. The original application recognised that part of the ancillary building was for office use, "only be used by the occupiers of 8 Longridge Road, Hurst Green in connection with the existing business of the sale of beauty products to the trade". This application changes the use of the building to wholly residential.

The original purpose for the annex was for home based office (beauty products) with accommodation, however the business closed due to Covid (in 2021) making it a redundant office space.

3. The original application for the ancillary building recognised the importance of the need to "to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern". Changing from an ancillary building to separate and permanent residential use will result in a greater use of lighting and potentially have an impact on the wildlife, for example deer which are often seen in and around Dean Brook.

Exterior lighting (steps to annex) is controlled by movement 'PIR' and short timer. This low level (low voltage) lighting does not impact on wildlife. We have regular visits from wild deer (see image below) and have seen an increase in biodiverse species (birds, butterflies, bees etc) due to the extensive planting of fruit trees, shrubs, grasses and feeders. Change of use to residential will not change the current use of lighting.

Please note: There is bright exterior lighting (on all night) along the row of cottages in the Dene (not the annex) which might explain why deer are not venturing into that area and concerns about "foraging/roosting/nesting behaviour" (see image below).



4. More regular use of the property could potentially increase the risk of subsidence of the bank to Dean Brook on the side of the property. Several of the gabions banking the brook have already collapsed, recognising that these are not within the curtilage of the 8 Longridge Road.

The annex is 60 metres away from Dene brook and this area is not part of the curtilage. The problem highlighted should be reported to Environment Agency as a watercourse issue and is in no way linked to the annex. Extensive ground quality tests were carried out prior to annex build.

6. The original application considered that the property would be effectively screened from neighbouring properties due to the existing wooded area, since the application some trees and screening has fallen or been removed and the property is not screened.

The landscaping around the annex has not changed and no trees have been removed. In recent months there has been extensive tree cutting and pruning by No.7 and No.9 The Dene changing screening in that area.