

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Ref 1716 RVBC170911na

Date 11th September 2017

Dear Sir/Madam,

1716 Eatoughs Farm
Planning application ref. 3/2017/0765

As requested please find attached a copy of the arboricultural report for the above project. It should be noted that the most significant matter is the relationship of the existing horsechestnut tree (tree ref.T1) to the proposed garage – this is unchanged from the previously approved scheme (3/2017/0021).

Our client has confirmed that they are willing to fully accommodate the arboriculturalist's recommendations that the mini-pile foundations be used for the garage to avoid the possibility of disturbance to the tree's roots.

Following the submission of the application, comments have been received about the width of the window opening to the garden elevation.

We have discussed this matter with our client and consider that a large reduction in the width would unacceptably compromise the desired accommodation.

Below we have outlined our thoughts on this matter :-

1. The introduction of the large window to the garden elevation allows for the reduction in the number and size of other openings to the barn's other more public elevations.
Therefore, the large window is a direct result of the desire to represent the public elevations in a more traditional and sympathetic manner.
2. It is considered that a successful barn conversion should retain much of the barn-like character both externally and internally.
The full height of the barn is displayed internally between the original wagon door and the proposed garden window.
This double height space needs to be wide enough to avoid this double height space feeling constricted and to successfully display the volume of the barn.
3. The width of the garden window is a direct product of the width of the double height space – ie the mullions are set out to align with the bedroom walls.

Therefore a large reduction in the window would directly impact on the width of the double height space and the character of the conversion.

However, we are also mindful of the concerns raised and the comments made and have therefore proposed reducing the width of the west facing window by approx. 1m. This would reduce the glazing to this elevation of the original barn from 48.6% (52.5m²) to 42% (45.5m²).

Please find a copy of our drawings no.1716/10c and 11c illustrating the amended arrangement and would be grateful if this could be read in conjunction with the previous planning application submission.

We trust this is to your satisfaction and fully addresses the concerns previously raised.

Yours sincerely

Neil Andrews RIBA
for and on behalf of Stanton Andrews Ltd

email copy Mr and Mrs Midgley.