

Jane Tucker

Subject:

FW: Newhurst - proposed barn conversion to two dwellings - 3/2021/0280

 External Email

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Dear Adrian

Thank you for the brief conversation following your site visit on 13th May.

You have had returned the positive and supportive statutory consultation responses from LCC Highways, Local flood authority, LCC Archaeology and Parish Council.

In addition, you have had one neighbour response, with whom you have spoken, and had the benefit of a site visit to ascertain what foundation if any there is to the points raised.

The letter states that no prior consultation took place.

.. informed .. prior to the impending planning application submission - the response from .. was "It is unlikely that there would be any objections from them". The applicant was shocked by the recent response particularly as both he and his agent are very approachable and well known by ..

No approach was made by the .., or concerns raised, this has now been remedied as conversations have commenced and it is hoped they will continue.

I have discussed with you the further redaction of inappropriate photographs including a rental property where consent to take photographs was not sought from the occupiers. One photograph was taken by virtue of trespass, an another presumably from a step ladder. This includes the top of a wall circa 2m high which does in fact provide ample privacy at garden table level again contrary to information supplied with it. The apparent distances are not representative as the proposed conversions are set back within their own curtilage, circa 50m away from the subject matter.

My clients own a property (closer to the proposed conversions than ..) and have from the outset been advised and considered that some additional landscaping in the form of hedge and tree planting on the bank top would be between and beneficial to the proposed new conversions and both the existing

properties being Newhurst House and Newhurst Barn. In addition, there is every intention to retain a significant length of existing mature hedgerow and trees which benefit both the existing and proposed properties. As you will have seen on site these present an almost complete screen from the private driveway and the other properties.

I have anticipated that in the event of an approval a suitable hedge planting/retention condition would be drafted. This may likely request submission, and later approve, a reasonable hedge planting/retention scheme prior to the commencement of any conversion works. I confirm that my clients would be agreeable to such a condition which would protect the residential amenity of the two neighbouring properties by preventing overlooking. This reasonable idea has been put to the .. for their consideration. If you require a plan and some planting details at this stage, then of course these will be supplied.

I confirm that the wording of the application title and design statement/plans confirms the intent to include "work from home offices" which are for the dwelling occupiers only. These are internal in dwelling 1 and connected in an outbuilding to unit 2. There is no security issue posed by this aspect of the proposed development. In fact, additional properties with those living/working at home will increase the security for all. The provision of a home office is considered a positive point in terms of sustainability and minimising commuting.

Access was considered prior to submission with the engagement of a highly qualified and respected highway consultant. He advised that the proposed conversions represented minor development which would be able to benefit from significant and beneficial improvements carried out more than twenty years ago. These included the installation of a double width cattle grid with internal passing space and the benefit of a passing area where the internal driveways divide to the rear of Newhurst Barn. He further advised the proposal would not form any additional significant impact on the highway network. I confirm that there are proposed two full size double garages. The internal dimensions are 7.2m x 4.7m for dwelling 1 and 7.5 x 5.5m for dwelling 2. As observed, there is sufficient external space is available for parking and turning by visitors on the private driveways. The County Highways Officer has raised no objection. This is consistent with the prior advice and the submitted Design and Access Statement.

On the question of drainage, the application form states that a new package treatment plant is proposed. The form does not state that there will be a connection to an existing system. I confirm that the applicants' intention is to provide a new and separate package treatment plant a suitable distance away from the proposed conversions and existing dwellings. There will be no impact on the users of the circa 2002 treatment unit which serves the existing dwellings at Newhurst.

If you wish to discuss further any of the above or other points and require any additional information, then please do continue to engage proactively. As I said on our phone conversation the applicants and I are most reasonable and willing to work with you on a number of aspects. Please could you, when having thought about the proposal and consultation responses, come back to me before you commence writing up your report in any detail.

Kind regards