

19th October 2021

Dear Adrian Dowd,

Re: Planning Application No 3/2021/0963 Tanner House Farm Higher Ramsgreave Road, Ramsgreave BB1 9DJ.

I am writing to object to the above application for the following reasons

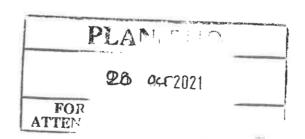
The scale of the rear extension and balcony is such that it will

- The overall scale of the extension and extension to garage to form a granny flat as an additional building is not in keeping with the character of the neighbourhood.
- A raised decking area suggests a potential for noise
- The terms of the Title deeds of my property state that 'No outhouse building erections and other structures of any description whatsoever shall be erected' on the lower part of my garden. This restriction applies to all four cottages in this row.

counterintuitive therefore to allow this building to be erected.

I hope you will consider my objections when arriving at a decision for this application.

Yours sincerely





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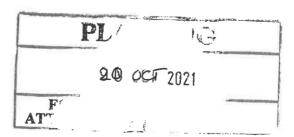
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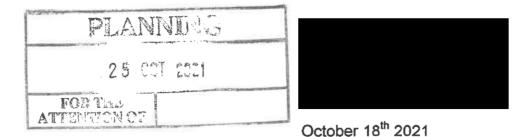
counterintuitive therefore to allow this building to be erected.

 We were surprised that we have not received an official notice from Ribble Valley Council regarding this matter as we understand it would be good practice to contact

We hope you will consider our objections when arriving at a decision for this application.

Yours sincerely





Dear Sir / Madam

Re: Planning Application No 3/2021/0963
Tanner House Farm
Higher Ramsgreave Rd

I am writing to object to the above application for the following reasons

•	The proposed extension is
	The scale is such that it will obstruct
	I believe this to be the case because when a tree in the
	which
	was resolved when the tree was reduced in height. The proposed
	extension is clearly larger than that of a single tree. I have attached
	photographs which were taken on the day the tree was reduced that
	demonstrate this.

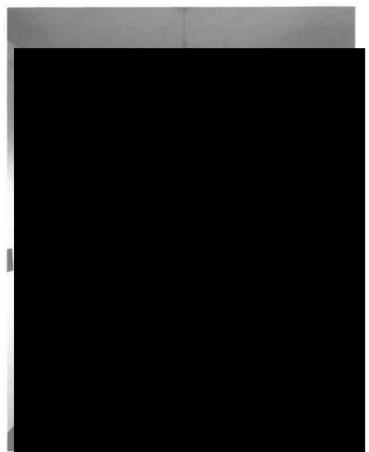
- The overall scale of the extension is overbearing and will dominate the rear aspect of my property, and neighbouring cottages.
- The proposed balcony is potentially compromising
- I can find no detailed information in the plans regarding the conversion of the garage.

I hope you will consider my objections when arriving at a decision for this application.

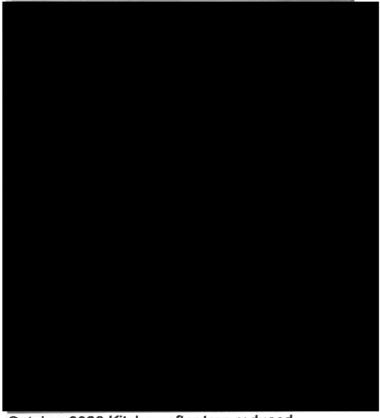
and the

large size of this proposed build, I find it quite concerning that I was not informed by letter by the council as would seem to be good practice in other local area planning departments.

Yours sincerely



October 2020 Kitchen before tree reduced



October 2020 Kitchen after tree reduced

## Nicola Gunn

From:

**Sent:** 03 November 2021 10:35

To: Planning

Subject: Planning Application No: 3/2021/0963 - Adrian Dowd



## **External Email**

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Adrian,

#### Planning Application No: 3/2021/0963

I am writing to raise our concerns over the planning application for Tanner House Farm.

We have some serious concerns about the proposed plans. The property is in a rural area of a country environment and the proposed plans feel extremely overdeveloped for an area such as Ribble Valley.

The proposed 9 metre, double storey extension would essentially be adding another house onto the back of the property and is unsympathetic with the character of the property and area. The scale is far too large for Ribble Valley and will affect the character of the neighbourhood, which has been persevered for many years.

Higher Ramsgreave road and Saccary Lane and this proposed extension will have significant impact on the skyline of Ramsgreave road, especially from the Saccary lane side.

There will be loss of light to the neighbours either side of the property which could cause them issues.

The outbuilding annex conversion could also be a potential for noise which could become intrusive to nearby neighbours.

There has been no consideration for parking which is dangerous considering the location of the property, which is next to a blind corner and crossroads. Parking must be considered to avoid dangerous traffic situations and the potential loss of life, which has previously occurred on this stretch of road.

There was a similar extension recently proposed by the house next door to this property which was thankfully rejected by the council. We hope that a similar view is taken as we must preserve the Ribble Valley area and the character of the neighbourhood, so that it can be enjoyed by all residents for years to come.

Thank you

### Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 03 November 2021 11:09
To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/0963



Is your address in Ribble Valley?: Yes



Locality:

County: Lancashire

uprn: 100010580214

usrn: 31800297

ward: E05005298

**Planning Application Reference Number: 3/2021/0963** 

Address of Development: Tanner House Farm, Higher Ramsgreave Road, Ramsgreave, Bb19dj

Your Comments: My comments on the proposed planning application are as follows:

### 1 Access and Parking issues.

The Application Form for planning states that "a new or altered vehicle access is proposed to or from the public highway" - no information has been provided about this in the "Dunlop Location Plan" although it is required.

Higher Ramsgreave Road has a 60 mph limit and there is a sharp bend (aggravated by the crossroads of Saccary Lane and Barker Lane) when approaching Tanner House Farm from the Spread Eagle pub. The Application Form says that the proposed works "will not affect existing car parking arrangements" - however, the size of the proposed extension suggests that there will be little car parking space and insufficient space to turn vehicles around other than by reversing onto Higher Ramsgreave Road. This would be very dangerous bearing in mind the speed limit, the road conditions etc and lack of visibility.

Parking outside the property would be unsafe taking into account the matters raised above and the fact that the

road and pavement are very narrow. Pedestrians and dog walkers walk along the narrow pavement and it would be extremely dangerous for them to have to avoid parked vehicles and walk in the road. Any off road parking would be hazardous to other car drivers, cyclists and horse riders.

### 2 Extension of the house

The proposed extension is excessive - it will be almost the size of the existing house and will change the nature of the present building ( ie a farmhouse) and is out of keeping for the area. The roof windows are unattractive and the suggested balcony is overly large and would be intrusive for neighbouring properties and is out of keeping for the present building.

# **Granny Annex**

The conversion of the garage to a granny annex effectively means that the garage can no longer be used as a garage as it will be too small to fit any car in it. The suggested extension to the garage is too big and the roof windows are unattractive and can be seen from other neighbouring properties. The alterations suggested (both for the house and garage) are not in character with properties in the area and will result in a visual detriment to the surrounding countryside ie it will be partly seen from Higher Ramsgreave Road and Saccary Lane. It will also affect the residential amenity of neighbouring properties ie noise and light nuisance and privacy. Again, there is a further concern about parking should the occupant of the annex possess a vehicle.