



**Tanner House Barn, Higher Ramsgreave Road, Ramsgreave BB1 9DJ**

**Proposed Internal Remodelling, Conversion of Detached Garage to  
Residential Use and Construction of Glass Link between the Existing House  
and the Garage**

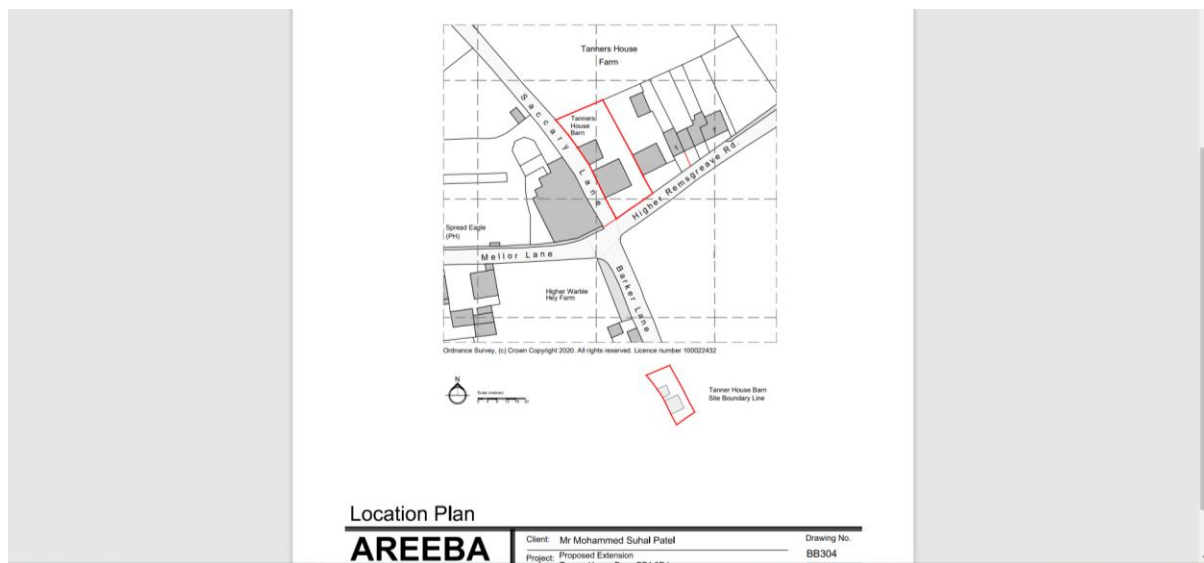
## **Planning Statement**

**October 2021**

## **1. Introduction**

- 1.1 This Planning Statement is submitted on behalf of Mr Mohammed Suhail Patel in support of a planning application for the proposed alteration of the residential property at Tanner House Barn, together with the conversion of the existing garage to residential accommodation and the joining of the two by a glass link. It should be read in conjunction with the drawings by Areeba Architects which are attached with this submission.
- 1.2 The application follows extensive pre-application consultations with the Council which are detailed in Section three of this Statement. The applicant's agents, Areeba Architecture, have sought to liaise with the Council throughout the process and to engage in a constructive dialogue about the design of the proposals. They have submitted a number of iterations to the design as part of this process: the application proposals are the result of this ongoing dialogue and respond, in particular, to the emails from the case officer, Ben Taylor, of 27 August 2021 and 15 September 2021.
- 1.3 This Statement assesses the application proposals against relevant local and national planning policies, as Historic England Guidance on the re-use of old agricultural buildings.
- 1.4 It demonstrates that the proposed design is of high quality, retains the heritage significance and character of Tanner House Barn and is appropriate to its setting. It thus accords with all relevant planning policies and the Historic England guidance.

## 2. The Site and its Surroundings



- 2.1 The site lies to the north east of the junction of Saccary Lane and Higher Ramsgreave Road. It is the first a line of 6 residential properties which front on to this part of Higher Ramsgreave Road as it stretches eastwards.
- 2.2 Planning permission was granted in 1985 for the conversion of the former barn to residential use. Whilst that conversion retained some important features of the barn including the arched former entrance door on the front elevation and internal structural timbers, parts of it, such as the windows on the rear elevation, are of an unsympathetic standard domestic design which would be unlikely to be acceptable if the application for conversion were being considered today.
- 2.3 The house has a cobbled area at the front which gives direct access to Higher Ramsgreave Road. To the rear is a sizeable garden in which is located a stone outbuilding used as a garage which occupies part of the boundary with Saccary lane. The garden is almost entirely enclosed by high hedges and public views into the site are very limited. Beyond the rear garden is open countryside. The following photographs (Google Earth) show the site from the rear looking toward where the proposed extension would be.



- 2.4 On the opposite side of the junction is the Spread Eagle public house which has been considerably extended over recent years to provide a function room and restaurant. The other arms of the junction are formed by Mellor Road and Barker Lane and are lined by a variety of residential and commercial properties.

### **3. Planning History**

- 3.1 Ribble Valley Borough Council's online planning portal shows the following planning applications:
- 3/1985/0309 Outline consent for change of use to residential- Approved with Conditions
  - 3/1985/0671 Change of use to residential- Approved with Conditions
  - 3/2021/0022 Internal alterations and two storey extension. Refused 07-05-2021.

#### **4. Pre-application Consultations**

- 4.1 The application proposals have evolved following a number of consultations that Areeba architects have undertaken with planning officers both as pre-application and in response to the earlier refused application 3/2021/0022. The relevant points arising from these discussions are summarised below:
- 4.2 Planning application ref 3/2021/0022
- 4.3 The proposed development was for the demolition of the existing double garage and the erection of a two storey extension to the rear of the house.
- 4.4 As a result of discussions between the planning officer and Areeba Architects the overall development was significantly reduced by the omission of a proposed new outbuilding and link in the rear garden which formed part of the original proposal.
- 4.5 The scheme was refused for the following reason:  
*The proposed development, by virtue of its size, scale, design and elevational language, would result in unsympathetic and discordant additions and alterations that would be harmful to the character and appearance of the host building and the surrounding area contrary to policies DMG1 and Policy DMH5 of the Ribble Valley Core Strategy.*
- 4.6 Pre-application consultation July 2021
- 4.7 Compared with the refused scheme the revised proposals reduced the height and scale of the proposed rear extension. Instead of the ridge of the gable roof of the extension being at the same height as the ridge of the existing building it now reached approximately only halfway up the main roof.
- 4.8 In the refused scheme there was full height glazing into the apex of the extension roof. This was replaced by floor to eaves windows in the extension at first floor level.
- 4.9 A site visit took place on 18 August 2021, attended by Ben Taylor of RVBC and the applicant's representatives. At the meeting the applicant's representatives provided a further revised scheme and requested that Mr Taylor should comment on this rather than the July drawings.
- 4.10 The revised proposals removed the extension to the existing house and included an extension to the existing detached garage located in the rear, with a glass link connecting the extended garage and the house. The design also featured a large bedroom window with a Juliet balcony and a recessed patio window at ground floor level. Three rooflights were included in both the front and rear roof planes of the existing house.
- 4.11 Mr Taylor responded to the revised proposals by email of 27 August and further comments by email of 15 September. Copies of these are attached. The key points raised in these responses are set out below.

- 4.12 The 27 August response acknowledges that the proposal does not raise any concerns with regards to residential amenity in as much that the proposed works would not result in any loss of privacy, natural light or outlook for the adjoining neighbouring residents.
- 4.13 In terms of moving things forward to an application, it suggests that the following need to be addressed:
- Omission of the reverse gabled extension to the North-west elevation of the garage
  - Omission of the enlarged ground floor window opening to the rear of the main property
  - Omission of the enlarged first floor window and juliet balcony to the rear of the rear property
  - Omission of the three proposed roof lights to the property's front roof slope (suggest no more than one roof light on this elevation).
- 4.14 The 15 September response provides the following further clarifications:
- The proposed glass link would be acceptable in principle
  - The proposed works to the existing garage would technically constitute an extension to an existing extension and as such any alterations should not deviate significantly from the existing garage in terms of size or design.
  - The enlarged ground floor window and enlarged first floor window / Juliet balcony would be inappropriate additions to the property, both individually and in conjunction with one another.

## 5. Application Proposals

- 5.1 This section describes the application proposals and how they have taken into account the pre-application responses provided by RVBC.
- 5.2 In line with the advice received the application proposals incorporate the following revisions:
- No extension to the existing house;
  - No extension to the existing garage;
  - Large first floor window and juliet balcony removed. New 3 pane window to match the existing window on the right hand side of the rear elevation;
  - Ground floor patio window reduced in size so that the width matches the first floor window directly above. It replaces the existing rear door and window.
- 5.3 This window remains recessed to reveal the stonework construction of the building. It is discussed further in Section 6 in relation to the Historic England advice.
- 5.4 The proposed 3 roof lights in the front and rear roof planes have been retained as these are needed to provide adequate levels of natural daylight in the first floor rooms. Because of the shallow roof pitch they will not be obtrusive in either near or distant views. They could be specified as conservation roof lights to reduce any impact still further.
- 5.5 Overall, the result of these revisions is a high quality design which is both sympathetic to the building, fully respecting its origins as a barn, and provides an attractive home for modern family living.



## 6. Historic England Guidance

- 6.1 The RVBC pre-application responses make reference to the Historic England guidance *Adapting Traditional Farm Buildings – Best Practice Guidance for Adaptive Re-use*. It was published by Historic England in September 2017, having been initially published by English Heritage in 2006. This is cited particularly in relation to window openings.
- 6.2 The Summary of the document states that:  
*This advice is aimed at owners of farm buildings, building professionals and local authority planning and conservation officers. It explains how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.*
- 6.3 In this case the building is a residential property and has not been a farm building since 1985. Its conversion therefore significantly pre-dates the first publication of the guidance. However regrettable it may be, the conversion took place (with the benefit of planning permission) in a way that was not informed by the guidance, with the result that some of its elements, notably the rear fenestration, lack sensitivity to the building's origins as a barn.
- 6.4 Given the changes that have already been made to the building as part of the 1985 conversion it is not appropriate to apply the guidance as if the property were being converted for the first time from a barn to residential use. Nevertheless, the application proposals have been designed sensitively so that they align with key general design principles set out in Chapter 3 of the guidance, as follows:

### Understand the construction and condition

The condition of the building is good, having been in residential use for some 36 years and most of the structural works were completed as part of the original conversion. The proposed new ground floor patio window will serve the better reveal the construction of the building by allowing a glimpse of the stone wall.

### Respect the architectural and historic interest of the building

Although this part of the guidance is aimed at the conversion of existing farm buildings, it has been taken into account as part of the revised proposals. The architects have ensured that the design respects and highlights the architectural and historic interest of the building.

### **Understand the setting**

The proposals are appropriate to the rural setting of the property and its siting within a group of other residential and commercial buildings clustered around the cross roads.

The rear of the house is largely screened from wider views by the high garden hedging but the design still ensures that the intervention to the house and garage are low key and visually unobtrusive.

### **Achieve high standards of design, repair and craftsmanship**

It is intended to employ very high standards of design and craftsmanship, using, for example, bespoke joinery for the window frames and experienced crafts builders to work with alterations to the masonry.

### **Minimise alterations and loss to significant historic fabric**

Only a small part of the fabric of the existing house will need to be removed and this is on the rear elevation which was the subject of the least sympathetic part of the original conversion.

A small area of masonry will need to be removed at first floor level to provide a three-pane window.

Similarly, a small area will need to be removed to provide the opening for the ground floor patio window. However, this is roughly equivalent to the combined area of openings already punched in this wall for the back door and single window so the net impact on the external appearance of the building will be limited.

The only other change to the fabric of the house will be the insertion of the roof lights as set out above. These will be sensitively designed and of bespoke manufacture to ensure they are unobtrusive and do not detract from the overall character of the building.

With regard to the garage two new windows will be inserted to provide light and airy living space with views over the garden. The roof will also incorporate roof lights. The garage is considered to be less sensitive to change than the existing house and this arrangement enables the proposals to minimise changes to the main house.

### **Retain distinctive features**

The single most distinctive external feature of the former barn is the arched doorway on the front elevation which was retained by the original conversion. This will be unaffected by the revised proposals. Internally, where original beams have been retained these will be retained and respected in the alteration works.

### **Consider how to introduce daylight**

The revised proposals take a considered approach to introducing daylight. In accordance with the guidance, they do this without compromising the external appearance of the building. As described above the proposed windows in the existing house represent minimal interventions.

### **Consider level of sub-division**

The sub-division of the building has largely already taken place as part of the 1985 conversion and little in the way of additional works will be required.

### **Consider how services and insulation will be incorporated**

Services and insulation in the existing house have already largely been incorporated but the proposed works will give the opportunity to upgrade energy efficiency, taking advantage of the technological advances that have occurred since the house was first converted, for example in terms of window and glazing design.

The garage will require the installation of services and insulation to provide habitable accommodation. Again this will be sensitively handled using the best of contemporary technology to minimise any external impact on the appearance of the building.

### **Consider extensions and new buildings**

The guidance states that extensions and new buildings can be used to conserve the significance of buildings. In this case the conversion of the garage and provision of a glass link to the main house will provide contemporary living space without having to compromise the significance of the main house as a former agricultural building.

### **Re-use and retain minor outbuildings**

The proposals retain the existing garage in the rear garden which forms part of the boundary with Saccary Lane. This makes effective use of an existing building and also retains the character of that part Saccary Lane where building edges right up to the road carriageway are an important feature.

## **7. Planning Policy Framework**

### **7.1 Relevant Core Strategy Policies:**

#### Key Statement DS2: Sustainable Development

This states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

#### Policy DMG1: General considerations

This requires a high standard of design which considers the building in context.

Policy DMH4: The conversion of barns and other buildings to dwellings

This policy states that planning permission will be granted for the conversion of buildings to dwellings where certain criteria are met including:

- The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and
- There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and
- The proposals are consistent with the conservation of the natural beauty of the area.

Policy DMH5: Residential and curtilage extensions

This policy states that proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located.

### **7.2 National Planning Policy Framework 2021**

7.3 The NPPF sets out a presumption in favour of sustainable development (paragraph 10).

7.4 Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

### **7.5 Policy Assessment**

7.6 The proposals represent sustainable development because they make effective use of existing buildings, preserve the character of the former barn and employ high quality design. They are in keeping with the rural setting of the site will not have any adverse impact on the surrounding landscape.

7.7 The proposed development therefore accords with all relevant local and national planning policies.

## **8. Conclusion**

- 8.1 This Statement sets out details of the application proposals for the internal alterations to Tanner House Barn plus the conversion of the garage to residential use and the linking of the two via a glass link.
- 8.2 In producing the new design Areeba Architects have taken on board discussions with the case officer, Ben Taylor, and where possible have incorporated his suggested changes.
- 8.3 The proposals accord with all relevant local and national planning policies and fully align with key design principles set out in the Historic England guidance, even though this is directed primarily at conversions of existing farm buildings.
- 8.4 For these reasons the Council is respectfully requested to grant planning permission.