

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 February 2022 11:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0031

**County:** Lancashire

**Planning Application Reference No.:** 3/2022/0031

**Address of Development:** Tanner house farm  
Higher Ramsgreave road

**Comments:** We reply to the 3rd party response I  
Submitted 10/2/2022

The extension has been resubmitted slightly smaller and again to explain it will be made from stone from stonyhurst quarry that has been sourced to match the existing building.

Parking for the property is for 2 cars only and there is a 42 meter drive to the back of the property so the extension won't affect or have an impact on parking.

The extension has been submitted following the guidelines and the 45 degree rule for light and privacy.

[REDACTED]  
[REDACTED] so we would like this taking into consideration before a decision is made.

The extension won't be visible from Saccary Lane due to the gradient of the road as the house is out of site from approximately 200 meters from the top of the Lane

The extension is only across half of the property [REDACTED] as the 45 degree rule has been adhered to. There are similar properties in Ramsgreave and in the adjacent cottages that all have extensions single and double so we feel this sets a precedent

We fully understand that people are worried about the environmental affect but the plans don't affect [REDACTED] as the landscape will be staying the same there are no side windows unlike the property in the row of cottages that has a window directly facing into the garden of the farm.

The Farm isn't listed but the extension has been sympathetically designed to protect the heritage of the farm and all materials that can be reused have and will still continue to be reused.

We hope all these comments can be taken into account before a decision is made