

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 February 2022 15:32
To: Web Development; 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, Ramsgreave BB1 9DJ

Comments: Dear Adrian.

Having looked at this application I would like to make the following objections.

1. The proposed extension is an excessively large two story building almost the size of the existing farm house itself, and out of character with the area and surrounding cottages. It will change the nature of the present building from what is a farmhouse. The site plan shows the other properties including small extensions. These are small and mostly single story thereby allowing light through to the other cottages. The site plan shown does not make this clear. The proposed extension will therefore dominate the side views of all the cottages and affect their light. It would appear that the proposed extension is over 8 metres in length. This however is hard to tell from the drawings as this length is not given.

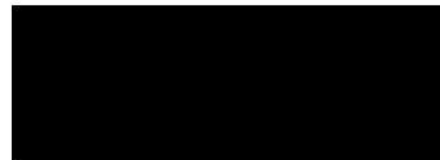
This means that as a consequence of this and the change of the existing garage to a dwelling, another planning application has been made to alter the land access. This was stated to be for the purpose of land management. For at least the last forty years there has been access to the field past the farmhouse and the land has been managed. It is due to these proposals for the development that this existing access is being restricted.

To then imply that the land will then not be managed seems to be an odd suggestion. (Planning application 3/2021/1168)

2. This extension will be very visible on the skyline from Saccary lane and will dominate it. A recently proposed two story development for the Barn next door was refused.

3. The proposal for the Granny annexe is a large extension development. This building is already very close to the boundary wall of number 1 cottage. The extension will again reduce the light into that garden. The alterations that are suggested are not in character with the properties of the area and will result in a visual detriment to the surrounding countryside. It will also affect the residential amenity of neighbouring properties from noise nuisance, light nuisance and privacy. The roof windows are unattractive and very visible from the other properties being single story. The loss of the true garage and space will cause a potential problem and mean extra parked vehicles and the turning circle will be very poor. This loss of the garage would mean that vehicles cannot be parked in or turned around in the proximity of the farmhouse. The main road is 60mph. Often vehicles travel faster, it is on a blind bend and with a very bad blind junction. Manoeuvring vehicles around would be potentially very dangerous. Should future occupants of the annexe also have vehicles this will add to the problem and could cause potential accidents not only to car drivers but pedestrians, horse riders, cyclists and walkers etc with the pavement in front of the farm house and drive entrance being very narrow.

4. The balcony will be visible from the rear gardens of the neighbouring properties and will therefore be an infringement on their privacy.



January 31st 2022

Dear Adrian Dowd

Re: Planning Application number 3/2022/0031
Resubmission of 3/2021/0963
Tanner House Farm
Higher Ramsgreave Rd

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

- The proposed double storey rear extension is approximately



- The overall scale of the extension is overbearing being 9.5 metres in height and appears to increase the size of the original house by 50%, it

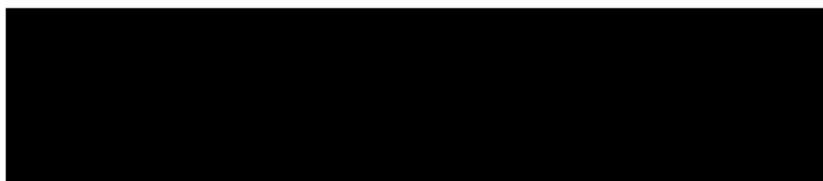


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I hope you will consider my objections when arriving at a decision for this application.

Yours sincerely



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ATTENTION OF	






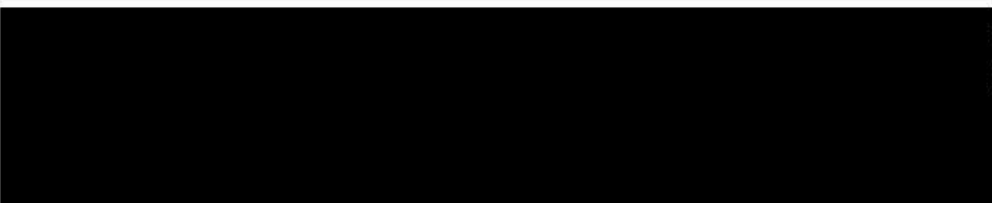


January 31st 2022

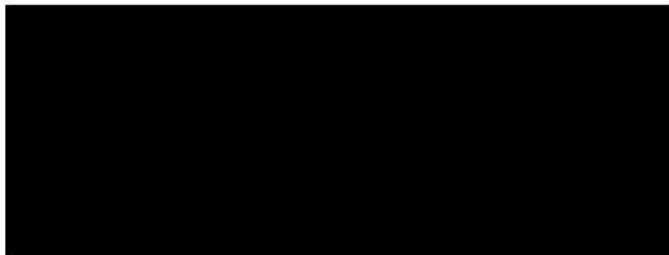
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[REDACTED]
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[REDACTED]
- [REDACTED]
- [REDACTED] es
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[REDACTED]

[REDACTED]

[REDACTED]