

From: [REDACTED]
Sent: 30 March 2021 18:43
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Number 3/2021/0022 Tanner House Barn BB19DJ

F.A.O. Rebecca Bowers

Please find our comments regarding the above application below.

Regards,

[REDACTED]

Scale, appearance and design:

- There will be a large increase in the size of the property, especially floorspace. The front roof is being elevated and modified to incorporate Velux windows; these will alter the appearance of what is currently a traditional stone barn conversion. The addition of a large walkway and single storey extension to the rear of the property will significantly alter the character of the property. None of these proposed additions will be screened adequately.
- There will be a major impact on the neighbouring farmhouse which is at present empty, therefore future residents cannot send in an objection or comment upon the plans.
- The second floor extension will have a significant impact on the skyline of Higher Ramsgreave Road from the Saccary lane side.

Impact on the local residents including loss of light, noise or privacy

- There will clearly be a loss of light for the neighbouring farmhouse.
- There is a clear potential for noise from the single storey extension bifold doors/ doors.

Impact on the character of an area:

- Much green space and outdoor areas will be lost to buildings. There will be a loss of natural drainage due to an increased amount of buildings/hard landscaped areas.

- The proposed development will have a significant impact on the character of the area which is mainly traditional farmhouses and cottages. The external design (particularly the walkway and separate, very large external extension across the back of the plot, adjacent to the field) is very inappropriate for the area.

Effect on highway safety and parking

- The property is at a dangerous junction and there is a blind bend to the front of the property. Many accidents have occurred here.
- The delivery of building materials is a serious concern as there is little area for large lorries or vans to park and deposit materials without seriously impacting the safety of the highway.
- Pedestrian safety is a concern whilst construction is taking place- the area hosts a large number of walkers and the pavement in front of the property is extremely narrow.
- The increase in the size of the property is likely to mean a larger number of residents at the property, increasing traffic at the dangerous junction. Parking at the property has been significantly reduced in the proposals.