

15/L/130

20 April 2016

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Dear Adam,

3 2 0 1 6 0 1 1 3

RE: CONVERSION OF EXISTING OUTBUILDING AND THE ERECTION OF TWO SINGLE-STOREY REAR EXTENSIONS AT MIDDLE WARBLE HEY FARM, LONG ROW, MELLOR

Following a recent planning submission to convert the existing outbuilding at this site, and our subsequent correspondence, I understand that the application was finally invalidated. As requested, I have now arranged for the remainder of the planning fee to be paid and in addition to this I enclose a revised location plan which identifies the proposed residential curtilage as previously discussed. The proposal involves only a minor alteration to include the adjacent ancillary outbuilding. I trust that the planning authority now has the correct information to allow you to consider this application. This letter seeks to clarify the intentions of the revised application.

The application seeks the conversion of the outbuilding to the front of the property into ancillary accommodation and, in addition, the erection of two single-storey extensions to the rear of the farmhouse. As you are aware, the conversion of the outbuilding has already taken place in accordance with the submitted plans, and supporting information relating to this has previously been provided to the planning authority in the form of a Planning Support Statement. Within it you should hopefully find the information you require to consider this element of the proposal.

You will also be aware that we had previously submitted a Lawful Development Certificate for the erection of the two rear extensions. It was concluded by the Council that although the first of the extensions could be considered permitted development, the second element could not, and as such the Certificate was rejected in its entirety. Therefore this latest application now includes full planning permission for both rear extensions. It is anticipated that, given that the kitchen element of the extension can be built via permitted development, the

'second' extension, which would mimic the first using sympathetic and complementary materials, can be considered acceptable in planning terms.

In terms of Green Belt policy, the NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Therefore there is no impact on the openness or permanence of the Green Belt (or for that matter neighbouring amenity) and it is anticipated that the planning application can be approved in its current form.

I trust that the submitted information is now sufficient but should further information be required, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DR', enclosed within a hand-drawn oval shape.

Dan Ratcliffe MRTPI
Planning Consultant