

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: PWA_17-342

10th March 2017

Dear Sir / Madam,

APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR PROPOSED ERECTION OF REAR SINGLE STOREY AND SIDE SINGLE STOREY EXTENSION AT LOWER CLERK HILL FARM, WHALLEY, BB7 9DR.

Please find enclosed an application for a Certificate of Lawfulness for Proposed Erection of a rear single storey and side single storey extension at Lower Clerk Hill Farm, Whalley BB7 9DR. In support of the application, we have submitted via the Planning Portal the following set of documents and drawings (Ref. PP-05898999):

- Completed Planning Application Form;
- Suite of Supporting Plans to include:
 - Existing Floor Plan (Drawing Ref. 2902_001)
 - Existing Elevations (Drawing Ref. 2902_002)
 - Existing Site Plan (Drawing Ref. 2902_003)
 - Proposed Ground Floor Plan (Drawing Ref. 2902_101 Rev A)
 - Proposed First & Second Floor plan (Drawing Ref. 2902_102 Rev A)
 - Proposed Elevations 1 (Drawing Ref. 2902_103 Rev B)
 - Proposed Elevations 2 (Drawing Ref. 2902_104 Rev B)
 - Proposed Site Plan (Drawing Ref. 2902_105)
 - Location Plan (Drawing Ref. 2902_100)
- Supporting letter (This document)

It is considered that the proposed development meets the requirements of Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). The current site plan constitutes the extension and refurbishment of the dwellinghouse, some of which is acknowledged will require planning permission (i.e. the front canopy), however, this application seeks confirmation that the rear single storey and side single storey extensions are permitted development under the GPDO.

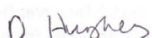
Class A of Part 1 allows for ***the enlargement, improvement or other alteration of a dwellinghouse***. Paragraph A.1 sets out development not permitted under this class, unless it complies with a set of criteria. It is considered the extensions comply with this criteria as set out below:

- a) Permission was not granted by virtue of Class M, N, P or Q of Part 3 to use the building as a dwellinghouse.
- b) The total area of the ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of curtilage (excluding the ground area of the original dwellinghouse).
- c) The height of the extensions would not exceed the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the extensions would not exceed the eaves of the existing dwellinghouse.
- e) The extensions would not extend beyond a wall which forms the principal elevation of the dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse.
- f) The extensions would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres. They also do not exceed 4 metres in height.
- g) As per the response to part F.
- h) The extensions would not have more than a single storey.
- i) The extensions would not be within 2 metres of the boundary of the curtilage of the dwellinghouse.
- j) The side extension would not exceed 4 metres in height, is single storey and is not greater than half the width of the original dwellinghouse.
- k) The extensions do not include any item listed within this part.

With regards to A.2 the dwellinghouse is not sited on article 2(3) land. In relation to the conditions in A.3, the materials used will be of a similar appearance (a), will not provide upper-floor windows (b) and is only single storey (c). Paragraph A.4 is not relevant to this proposal. It is therefore concluded that this development would represent permitted development under Class A, Part 1 of the GPDO.

The requisite application fee has been calculated as £86. This will be paid directly to the council in full by our client. If you require any further information, please do not hesitate to contact me. I look forward to receiving receipt and validation of this application.

Yours faithfully,



Daniel Hughes MRTPI | Senior Planner

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