

Department of Development,
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Our Ref : GOR-04a

Date : 26th March 2018

Dear Sirs,

Re : Variation of condition 3 of planning approval reference 3/2015/1035 which restricts the use of the premises to a holiday let to allow use as a 'granny' annex.

Site at : Bunk House adjoining Damson Cottage, Garstang road, Chipping. PR3 2QW.

Please now find attached our completed application for the above, which is to vary the terms of condition 3 of the planning approval 3/2015/1035 to allow for the use of the 'bunk house' as a residential annex to the main property, 1 Swinglehurst Cottages.

The planning permission 3/2015/1035 has been implemented and this is as shown on the submitted plan ref : GOR/04A DWG 03. This shows a shower/kitchen/shared lounge bed area to be used as a holiday let. This is separated by an internal wall from an area shown as reception and store that links through to the rear and a W.C. Condition 3 of the planning approval reads :

'3. The 'bunk house' unit of accommodation shall be used as a holiday let and shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and, in any event, shall not be used as permanent accommodation. A register of such lettings shall be kept and made available to the local planning authority to inspect on an annual basis.'

The applicant now desires to use the bunk to provide accommodation for an elderly relative. This does not require any external alterations to the building. Internally, the holiday let unit will be opened up to provide an open plan kitchen/lounge/bedroom area. The shower room remains as before. The internal cross wall between the unit and the reception area will have a linking door, enabling access through to the main house past the reception area, which will be retained. There are no requirements to alter the external appearance of the building as the existing window and door openings can be reused.

As accommodation for an elderly relative, a new separate dwelling is not created as the granny annex will remain ancillary to the main dwelling. To ensure this, the applicant is happy to accept a limiting condition that the granny annex shall only be used as such. A condition to that effect

could be as follows:

'The proposed annex accommodation hereby approved shall only be utilised in conjunction with and ancillary to the property to which it is related to 1 Swindlehurst Cottages, Garstang Road, Chipping, PR3 2QW as indicated on the approved drawings and it shall not be used as a separate habitable unit or for any other purposes not incidental to the functions or activities of the household.'

This, or a similar such condition, would retain future control over the use of the bunk house to ensure that a separate dwelling is not created. We would be grateful therefore if the local planning authority could now substitute the already imposed condition as a holiday let for that as a 'granny annex.'

If you require any clarification of these matters of further information, please advise this office.

Yours Faithfully,

Brian Sumner
Avalon Town Planning

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