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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
14 May 2018

PLANNING RE-SUBMISSION PROPOSED FIRST FLOOR EXTENSION AND ENLARGED RESIDENTIAL CURTILAGE TYTHE BARN , STATION ROAD , RIMINGTON

The site

Tythe barn is a two storey detached dwelling (a barn conversion from the 1980's) with a detached garage positioned at the junction of Station Road and Rimington Lane within the village of Rimington. The plot is an elongated curtilage running parallel to Station Road to the north. The property shares a boundary to the south east with Whitecroft which is a mixture of mature trees and hedgerow. The boundary to the highway is a mix of stone dwarf wall , conifer , shrubbery and post and wire fencing.

The house sits at the southern end of the plot with the main entrance off Station Road which includes a small forecourt separating the garage from the house.

Planning History

The house has been subject to four planning applications since 1998. The 2003 approval included a ground floor extension to the property. In 2017 a new application was submitted to extend over this footprint and include a ground floor glazed link and the conversion of the garage into a garden room. The application also included a detached garage within the plot as it extends down Station Road.

Following consultations with the case officer several discussions have been held with regard to the definition of the plot as to the extent of the existing residential curtilage as this has a bearing on the site for the proposed detached garage. In addition the case officer expressed views with regard to the built form of the extended areas.

Following a client meeting on 11 May 2018 and respecting the case officers opinions the application was withdrawn and this re-submission shows a significant reduction in the extent of the re-development. The proposal is concerned only with the extension of the garden area to a boundary line agreed with the case officer which coincides with the Rimington settlement boundary and the house itself is now limited to a proposed first floor subservient extension. Existing car parking arrangements are to remain.

The proposal

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