

**Planning Application : Shed/Workshop at 22A Waddow Grove, Waddington, Clitheroe BB7 3JL**

**Application Summary :**

One of the conditions applied to the planning consent for new build at 22A Waddow Grove (Application Ref : 3/2011/0909) restricted any further development within the curtilage without further planning permission, hence this application.

As the new build property at 22A Waddow Grove has no garage or outbuildings, there is nowhere to store garden tools, workshop bench and tools, bikes, paints, etc. And thus a shed/workshop is essential as currently, supposedly simple tasks such as mowing the lawn, require driving to storage, collecting any tool(s), returning and completing tasks, and then a further trip to return the item(s) to storage.

**Construction Notes :**

The proposed shed/workshop will fall within standard Permitted Development specifications. Total footprint (excluding external cladding of approx. 25mm all round) is 14m<sup>2</sup>. The maximum height at the ridge will not exceed 2.5m.

The proposed location has been determined as it does not interfere with any of the drainage and/or Rainwater Harvesting systems of the dwelling.

Construction is to be of standard 4" cement block with external timber (or uPVC timber effect) cladding. Due to the pitch angle of the roof (approx. 12°-13°), specialist lightweight plastic tile system to be used (suitable for pitches as low as 10°) – see accompanying PDF brochure (please note we plan to use the 'ungranulated black' version of these tiles which is not shown on this PDF).

**Accompanying Documentation :**

- 1) Location plan – @1:1250
- 2) Site plan – outlining proposed location with the curtilage
- 3) Floorplan - @1:50
- 4) Elevations - @1:100
- 5) Lightweight tiles system product brochure

**Submitted By :**

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