

Peter Hitchen Architects

Peter Hitchen Architects Ltd

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Varleys Farm

Anna Lane

Forest Beck

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**STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION
NEW SUMMER HOUSE WITHIN THE GARDEN OF THE DWELLING**

This statement is written in order to support the justification for the recently constructed summer house following recent correspondence between the applicant and the Ribble Valley Borough Council Enforcement Team.

The application and supporting information has been produced following receipt of the letter from Mr Andy Glover dated 6 January and the subsequent discussions.

The applicant acknowledges that the structure is subject to planning consent as it is within the AONB and has been constructed at the side of the existing dwelling positioned 8.2m from the gable wall on the natural lie of the garden. The building is also positioned immediately above an existing bunker which accommodates the bio mass plant and other services for the property. With the exception of a sheltered outdoor seating area there are no other garden structures within the immediate garden area surrounding the house.

The photos at the end of this statement show that there has been a building on the site of the summer house since a least 1976. The Hewetsons sales brochure which accompanies this statement shows a significant wooden slated building with a tin roof on the front and on the back page clearly shows the outline plan of the building. The applicant purchased the house in 2002 and this sales brochure dates around 2001. The other two pictures have already been issued within the applicant's original correspondence with Andy Glover dated 12 January 2021 which also accompanies the application.

The applicant also highlights that a structure has been sited at the location going back as far as at least 1976. At the rear of the property the topography of the land slopes down from West to East and slopes towards the house from North to south giving no suitable flat area to locate a structure within the permitted development rights at the immediate rear of the property.

Please refer to the accompanying drawing sheet detailing the site plan and the building details with full dimensions (PHA/493/100) and the site photographs.

The building is a high quality construction of oak and glass with a standing seam roof which is entirely sympathetic with the local vernacular.