

Kind Regards,

George

**From:** George Devers

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**Subject:** RE: 82 Mersey Street Longridge

Hi Jason,

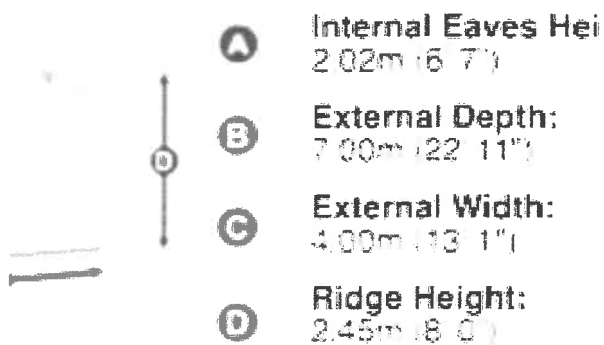
Thank you for your rapid response, I have contacted the man cave supplier and he has provided me with the specific measurements as shown below–

12:13

[dunsterhouse.co.uk](mailto:dunsterhouse.co.uk)

## Videos

**AL: £ 6,000.00** inc VAT



ude many features which you'll  
/where else! From a tall walkthr  
high internal eaves to wide oper  
at's not enough, we also include



I hope this is for your satisfaction and I will need to look into the certificate of lawfulness which I hope I can fill in and send it to the appropriate authorities, I know this might be a lot to ask but do you have any guidelines for this certificate or is there any way around it?

Thank you again for all the help you are giving me.

Kind Regards

George Devers

**From:** Jason Middle [k]  
**Sent:** 18 March 202  
**To:** George Devers <  
**Subject:** RE: 82 Mersey Street Longridge

Hi George

I forwarded your email to a Planning Officer whose had a quick look at it and they have responded with the bullet point advice below.

- Difficult to assess correctly as its not complete
- it's slightly over PD if it's 2.6 metres high and within 2 metres of the boundary so it would be advisable to get it to 2.5 metres high
- Need to make sure its not be capable of self-contained living accommodation. A bar and toilet would probably be ok but if it is more of an annexe then it needs permission.
- The only way to formally confirm if its Permitted Development is via a certificate of lawfulness so you could invite an application - [https://www.ribblevalley.gov.uk/downloads/download/7166/lawful\\_development\\_certificate](https://www.ribblevalley.gov.uk/downloads/download/7166/lawful_development_certificate)

Hope this makes sense? Basically you could do with reducing the height slightly to ensure PD compliance and a certificate of lawfulness application would legitimize what you are doing.

Regards

Jason Middleton  
Planning & Licensing Enforcement Officer  
Ribble Valley Borough Council