

KL2904/SA/AM/EW

30th March 2021

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancs
BB7 2RA

Dear Sirs

Re: Foxfield, Alston Lane, Longridge

Please find enclosed on behalf of our client, Mr C Faux, an application for a certificate of lawfulness for a conservatory building that was built on site at the end of 2012. The works were carried out without planning permission but as a building that has been in position for more than 8 years, our client now wishes to secure approval by certification.

We were the architects for both the earlier application to Foxfield (3/2012/0808) and the architects for the extension to the adjoining property Ford House (3/2016/1092).

At the time of the original planning application to Foxfield, the planning officer was adamant that there should be no extension across the "original" barn arch opening so an earlier scheme developing across the full width of the rear elevation recess was amended to the scheme approved by the reference above. It was then brought to my client's attention, by the Foxfield owners prior to them, that the barn arch was salvaged from an old school at Longton and was never original to the property in fact the rear barn elevation was solid with no openings. Had this had been known at the time of the earlier approved application, then we would have continued with pursuing approval for a full width single storey rear proposal and tis would never have been an issue

Following our involvement with Foxfield in 2012, we have since secured planning approval for the adjacent property - Ford House which includes a full width rear extension (across the complete original rear elevation detail) which incorporates significant amounts of glazing and a stepped and complicated roof line to allow the extension to work against the original building.

The conservatory detail to Foxfield was instructed by our clients once the works, approved by planning approval ref 3/2012/0808 were completed, the same builder was used for both projects, so the build detail is consistent. Whilst this work was, at the time, unauthorised, the build and detail has stood the test of time without any affect or impact and given the more recent approval issued to Ford House, the build on site would seem in keeping with this later decision, particularly when considering that the barn arch was not original.

We enclose details of the approved garden room extension to Foxfield KL2470 / 06B, an OS plan with a red line ownership boundary and internal and external images of the conservatory that was built in 2012 together with a general plan arrangement sketch, prepared by our client.

We trust that you have sufficient detail to determine the certification process and if you require anything further, you will not hesitate to contact the office.

Yours sincerely,
The Wright Design Partnership Ltd



Chartered Architect

Enc App form for a lawful development cert
 KL2470 / 06B
 OS site plan with red line boundary
 Site photos (internal and external Nos 1 – 6 inc)
 General arrangement plan of conservatory
 App fee