

PLANNING STATEMENT

Tilly's Return, Formerly Lynwood, Pendleton Road, Wiswell

Date: March 2023

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Collier, it has been prepared as part of a lawful development certificate application for the proposed alterations to the entrance walls and gate at Till's Return, formerly Lynwood, Wiswell.
- 1.2** This statement provides a description of the proposed works and its compliance with permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is to be read in conjunction with the following planning drawings:

- 2244 – E01 Existing and Proposed Site Plans
- 2244 – Site Location Plan

2.0 PROPOSAL

- 2.1** The proposal facilitates the erection of a new entrance gate and associated walls. The Entrance gate / walls are to be constructed in accordance with permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. The walls within 1.5m of the adjacent highway are to be construction to a maximum height of 1m. The walls further back from the highway are to be constructed to a maximum height of 2m. The entrance gate which is to be positioned 1.5m from the adjacent highway will be a maximum 2m in height.
- 2.2** The proposed entrance gate is to be a metal framed composite entrance gate. The associated walls are to be constructed in concrete blockwork with a lime rendered finish. The walls are to be capped with stone copings.
- 2.3** The proposals entrance alterations are to replace the existing entrance walls and entrance gate at the property. The existing boundary walls that have subsequently been removed in preparation to undertake the alteration works were constructed in stonework with heights ranging from 1.2 – 1.4m. The removed metal entrance gate was 1.4m in height.
- 2.4** Vehicles travelling along Pendleton road have been using the existing site access as a turning point with vehicles constantly unlawfully entering and reversing onto the private site access. In addition to the above vehicles have been using the area as an unauthorised parking space, partially blocking off the site access. Due to this anti-social behaviour alterations to the existing site access are required.
- 2.5** A number of neighbouring properties along Pendleton Road have incorporated similar entrances, in terms of entrance gate / wall heights and proximity to the adjacent highway.



IMAGE 1 – EXISTING ENTRANCE



IMAGE 2 – NEIGHBOURING PROPERTIES ENTRANCE



IMAGE 3 – NEIGHBOURING PROPERTIES ENTRANCE



IMAGE 4 – NEIGHBOURING PROPERTIES ENTRANCE

3.0 CONCLUSION

- 3.1** In summary the proposal which forms the basis of this lawful development certificate application has been designed in accordance with permitted development rights. The alterations will ensure the anti-social behaviour in regards to the existing access being used as a turning point and unauthorised parking space is negated. Neighbouring properties in close proximity have similar entrance gates / walls in regards to the height of the entrance gates / walls and proximity to the adjacent highway.