



20/L/061

26th May 2023

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir or Madam,

SUBMISSION OF CERTIFICATE OF LAWFULNESS – WOODFOLD PARK STUD, FURTHER LANE, MELLOR

This letter is written in support of a Certificate of Lawfulness for proposed alterations to the above dwellinghouse and erection of a building incidental to the enjoyment of the dwellinghouse, and is supported by the existing and proposed plans. The plans and this letter detail the proposals as being in accordance with Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Development within the curtilage of a dwellinghouse.

Consideration of a recent application on the site (3/2022/0623) detailed in the Delegated Report confirmed that the property retained all permitted development rights as a dwellinghouse, and that the location of the property within an area designated a listed park and garden did not affect this as it was not land designated as Article 2(3), 2(4) or 2(5) land.

Planning policies are not relevant to the consideration of permitted development rights for this dwellinghouse.

The curtilage of the dwellinghouse is clearly defined on site and on the basemap of the Site Location Plan submitted with the Certificate of Lawfulness and the proposals for alterations to the dwelling and the erection of the separate building are within that curtilage.

The following plan drawings have been submitted to show the proposal details:

- BB355 – 001 – Existing Floor Plans
- BB355 – 002 – Existing Site Plan
- BB355 – 010 – Existing Elevations
- BB355 – 100E – Proposed Ground Floor



BB355 – 101F – Proposed First Floor
BB355 – 104C – Roof Plans
BB355 – 105C – Proposed Site Plans
BB355 – 110D – Proposed Elevations
BB355 – 120A – Outbuilding Plan
BB355 – 121A – Outbuilding Elevations

The proposals seek rear extensions of up to 4 metres at ground floor across the rear of the dwellinghouse and an extension of up to 3 metres at first floor where the dwellinghouse is already two storey to the central portion of the house. The proposals also show a side extension to the west side of the property, connecting the main dwellinghouse to the existing garage of the property. The materials used in exterior works are proposed to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. These proposed alterations to the dwellinghouse have been designed to be consistent with the description and conditions of Class A of Schedule 2 Part 1 of the Act.

The proposals also show a separate building within the rear curtilage of the dwelling that contains a swimming pool that will be incidental to the enjoyment of the dwellinghouse. This proposed new building has been designed to be in accordance with the descriptions and conditions of Class E of Schedule 2 Part 1 of the Act.

We would welcome a meeting with the Case Office following validation of the Certificate of Lawfulness to discuss the proposals in the submitted plans and their accordance with the permitted development rights, to ensure any concerns the Case Officer may raise regarding the plans can be discussed prior to any determination being made.

Yours faithfully,

[Redacted Signature]

Stuart Booth MRTPI
Associate

