

Valley Cottage
Back Lane, Grindleton
Clitheroe, Lancashire BB7 4RW

320230565P

5 July 2023

Ribble Valley Borough Council
Planning Department
Church Walks
Clitheroe

Dear Sir/Madam:

Re: Proposed Extension & Modification to Valley Cottage, Back Lane, Grindleton

Please find enclosed the documents for the application for Lawful Consent for the above.

I consider that I do not require planning approval as it comes within the requirements for permitted development. Following contact with your office to discuss the proposal it was suggested that I submit for a Lawful Development Certificate and I herewith enclose the completed forms.

The development is to convert the garage to a bedroom and the extension at the rear is for a garden room.

The front of the property has three parking spaces and the garage has not been used for a car for over twenty years.

The extension to the rear is a single storey projecting from the main rear less than 4 metres. A conservatory has been removed to accommodate the extension.

I trust this meets with your approval.

Yours sincerely,

Jeff Marshall

Enc./

