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The Barn at Fieldings Farm
Whalley Banks
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Clitheroe
BB7 9JL

Ribble Valley Borough Council
Department of Development
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

21st February 2024

**RE: LAWFUL DEVELOPMENT: PROPOSED USE REFERENCE PP-12824476;
SPRINGWOOD, WHALLEY ROAD, HURST GREEN, BB7 9PN**

To whom it may concern,

Planning application 3/2023/0814 has recently been approved at the site on 09.02.2024. The proposed development consisted of: *Proposed single-storey extension to rear and side of dwelling. Conversion of existing barn into ancillary living accommodation and creation of rear balcony.*

During the application period, the planning officer requested that any elements of the work which fall within the permitted development rights of the property should be omitted from the 3/2023/0814 application drawings package, and instead a Lawful Development Application should be submitted.

For context, the site is not located on Article 2(3) designated land and is not subject to an Article 4 Direction.

The planning history for the property has not removed any permitted development rights related to the proposed development. The only permitted development right which has been omitted from the property is related to maintaining the visibility splay free from the erection of buildings, planting or boundary treatments. (Application reference 3/2004/1074, condition 2).

The reason for this application is to therefore confirm the following proposed elements of the development are lawful in that they fall within the permitted development of the residential dwelling.

Please find attached the following drawings to accompany this application:

- 01 LOCATION PLAN
- 02 EXISTING SITE PLAN
- 03 EXISTING SITE PLAN – GROUND FLOOR
- 04 EXISTING ELEVATIONS - HOUSE
- 05 EXISTING ELEVATIONS – GARAGE
- 06 PROPOSED SITE PLAN
- 07 PROPOSED SITE PLAN – GROUND FLOOR

- 08 PROPOSED ELEVATIONS – HOUSE
- 09 PROPOSED ELEVATIONS - GARAGE

1. Single-storey side extension to house

To comply with householder permitted development rights, the development must adhere to the following restrictions. The extension:

- Cannot exceed four metres in height.
- Can only be a single-storey extension.
- Can only be up-to half the width of the original house.
- Only half the area of land around the 'original house' can be covered in extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- The extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.
- The work cannot include:
 - Verandas, balconies or raised platforms.
 - A microwave antenna
 - A chimney, flue or soil and vent pipe.
 - Any alteration to the roof of the existing house.
- On Article 2(3) designated land the work cannot include cladding of the exterior.
- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house.

The single-storey side extension to the house therefore falls within the above restrictions and is therefore considered lawful under the active permitted development rights of the dwelling. Please refer to the accompanying drawings for proposed dimensions.

2. Single-storey side extension to garage

To comply with householder permitted development rights, the development must adhere to the following restrictions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single-storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the 'original house' would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres.
- On designated land buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings, any outbuilding will require planning permission.

The single-storey side extension to the garage therefore falls within the above restrictions and is therefore considered lawful under the active permitted development rights of the dwelling. Please refer to the accompanying drawings for proposed dimensions.

3. Relocation of boundary wall

To comply with householder permitted development rights, the development must adhere to the following restrictions:

- In regard to its height:
 - It is next to a highway used by vehicles (or the footpath of such a highway) and it would not exceed one metre in height (from ground level); or
 - It would not exceed two metres in height (from ground level) if elsewhere; or
 - If an existing fence, wall or gate already exceeds the limits above, that its height would not be increased.
- No part of the site is a listed building or within the curtilage of a listed building.
- No part of the fence, wall, gate or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.
- The right to put up or alter fences, walls and gates has not been removed by an article four direction or a planning condition.

Relocating the boundary wall therefore falls within the above restrictions and is therefore considered lawful under the active permitted development rights of the dwelling. Please refer to the accompanying drawings for proposed dimensions.

If you require any further information with regards to this application, please do not hesitate to contact us.

Yours Sincerely,

Zara Moon. BA Hons. MArch. PGDip. ARB. RIBA.

Director. Architect. Planning Consultant.