

Marion Walsh
24 Durham road
Wilpshire
Blackburn
Lancs
BB1 9LR

22/11/2024
amended 5/02/2025

Dear Maya Cullen and the Ribble Valley Borough Council

Please find enclosed my application for the change of use of the conservatory at the address above.

I thought I'd give you some extra information.

I've been running my self employed business for 13 years as a sole trader. I make pottery and other arts and crafts work to sell online, at crafts markets and in exhibitions. I've had had some pieces at the Clitheroe Platform Gallery a few times.

A few years ago, I also started teaching pottery and other arts and crafts, such as paper crafts, needle felting and painting in an extension I had built after approval from Hyndburn Council.

I would like to carry on my activity in Wilpshire. On the day of my last classes I had 6 students, one of them a resident in Durham road, so maybe others in the area would like to join to, which would be good for the community.

I do not plan to have more than 3 sessions of 2 hours each (total: 6 hours) per week with a maximum of 4 attendees each time (or 3 if you find it more acceptable, but my preference would be 4). And this will not increase at any time. I'd also like to offer 'one offs' on a Saturday, but no more than once a month, and with no more than 4 people at any one time. In Accrington, I was taking in 4 students maximum, but it was extremely rare that all 4 came at once, it was often only 2 or 3. Saturdays are usually for family or groups of friends who travel together, so wouldn't create parking issues. I do not intend to ever employ anyone. It's just for me to share my passion for ceramics and art and provide a safe place for people to relax and connect.

There are 6 parking spaces at the property 2 in the garage, 3 on the drive and one in the front garden. We have only 2 cars and this will not increase. So there shouldn't be any need for more than one car to park in front of my house and I'll make sure of this.

The conservatory is already set up as a studio as I'll be working from there as you mentioned I didn't need to apply for just me. No structural change is required to the building.

It wouldn't cause a precedent as there are already businesses run on Durham Road and adjacent roads.

My kiln is only small and has no flue and no chimney is required. No student will ever be in the premises while the kiln is on. I always plan firings outside of workshop times.

I've attached further information about my kiln, plan of the existing and proposed development as well as the plans and construction specifications approved by building regulations.

I thank you in advance and look forward to hearing from you.

Yours sincerely

Marion Walsh