

06<sup>th</sup> January 2025



Ribble Valley Borough Council  
Planning Department  
Church Walk  
Clitheroe  
BB7 2RA

Planning Portal ref: PP-13653899  
Our Ref: ROBE100

**By email only**

**APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
MIDDLE STUDLEHURST BARN, OSBALDESTON LANE, OSBALDESTON BB2 7LZ**

Dear Sir/Madam,

I am pleased to submit on behalf of our client, Ian Roberts, a householder planning application for the demolition of an existing garage and the erection of a garage and pergoda.

The application is described as follows:

*“Demolition of existing garage and erection of garage and pergoda”*

The application has been submitted via the Planning Portal (Ref-13653899) and consists of the following:

- Completed Application Form and Certificates
- Location Plan 1.1 2073
- Site and Block Plan Existing 1.2 2073
- Garage Existing 1.4 2073
- Site and Block Plan Proposed 3.00 2073
- Pergoda Plan, Elevation and 3D Views 3.01 2073
- Garage Plan, Elevation and 3D Views 3.02 2073
- ESL Middle Studlehurst Barn PRA Report 2024 October 2024

The application fee has been paid by the applicant directly.

The proposed development at Middle Studlehurst Barn involves the demolition of an existing garage and its replacement with a new garage designed to be in keeping with the rural character of the surrounding site. The new garage will feature a slate-pitched roof, brickwork, and a timber overhang.

The slates from the existing garage will be carefully removed by hand and reused in the new construction, promoting sustainable practices. The garage is intended for the storage of two private cars and will include a mezzanine floor for additional storage. An external log store will be added onto the southern elevation, along with access doors. Another set of doors is planned for the east elevation,

which will also feature a window, while a window on the western elevation will provide light to the mezzanine floor.

The total height of the garage will increase to 5.58m from the existing garage's height of 3.75m. The footprint of the structure will also expand, consolidating the existing separate shed and garage into a single building

In addition to the garage, the development includes the construction of a traditional timber pergola to the east of the main dwelling. This structure will feature a slate roof, small stone walls on the northern and eastern elevations, with timber columns. The pergola will have a total height of 1.9m from its base. As it is slightly elevated from the rest of the property, handrails are proposed along the access steps to enhance safety.

A Preliminary Roost Assessment conducted in 2024 concluded that the site has negligible potential for roosting bats and low potential for hibernation due to the lack of suitable features. I trust the information provided will enable the application to be validated. However, should you require any further details or have any queries regarding the application, please do not hesitate to contact me.

Yours faithfully,

**Tom Schofield**  
S&L Planning Consultants