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Dear Sir/Madam,

**Re: Householder Planning Application for Replacement Garage at Higher Collage Farm, Longridge**

PWA Planning (the agent) have been instructed to submit a householder planning application submitted on behalf of Mr Tom Myers (the applicant) for a proposed replacement garage at Higher Collage Farm.

The site in question is an established dwelling and associated curtilage located within Employment Land Allocation (ELA3 ) on the outskirts of Longridge within and part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB),

The application seeks permission to demolish and existing garage, which is in a state of significant disrepair and offers limited functional value, and replace it with a purpose-designed, single-storey garage.

The proposed garage is similar to that which could be constructed by virtue of permitted development, although it is located within 2m of the site boundary and slightly exceeds the 4m ridge permissible under Class E of the General Permitted Development Order (s2,Part1). Notwithstanding this the proposed structure adopts a modest low-profile form with a traditional gabled roof, utilising high quality natural stone and slate to ensure consistency with the local vernacular. The structure is screened by mature trees and boundary vegetation, and due topography and vegetation, and does not appear prominent when viewed from any public vantage points. Accordingly, its visual impact on the wider landscape, including the surrounding AONB, is negligible.

The development has been carefully designed to accord with the provisions of the Ribble Valley Core Strategy, in particular:

- **Policy DMG1: General Considerations**, which requires development to be of a high standard of design, to respect the character and appearance of the locality, and to be



sympathetic to existing and proposed land uses in terms of scale, massing, style and materials. The proposed garage reflects these requirements through its restrained scale, appropriate siting, and the use of high-quality, locally distinctive materials.

- **Policy DMH5: Residential and Curtilage Extensions**, which supports domestic extensions and outbuildings that are of a scale and form that remain ancillary to the main dwelling, and which respect any designations affecting the site. The proposal remains clearly subordinate to the main house and does not introduce any form of overdevelopment.

In light of the above, it is considered that the proposal represents a proportionate and policy-compliant form of development that enhances the residential function of the property while protecting the special qualities of the surrounding landscape designation.

I trust the application and supporting documents are sufficient to enable a favourable determination, but please do not hesitate to contact me should any additional information is required.

Yours faithfully,

*Michael Coburn*

Michael Coburn  
Senior Planner

