



11th November 2025

Planning Department
Ribble Valley Borough Council Offices
Church Walk
Clitheroe

BB7 2RA

Dear Sir/ Madam,

NOTIFICATION OF PERMITTED DEVELOPMENT RIGHTS - WOODFOLD PARK STUD, MELLOR

This letter and attached submissions provide details of a proposed permitted development extension at the above premises, as required by Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. This provides permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse and it is under these rights that we are informing the Council of the proposed development.

A Lawful Development Certificate (LDC) has been issued for this dwellinghouse relating to rear extensions of no more than 4 metres at ground floor level and no more than 3 metres at first floor level (Appeal Reference: APP/T2350/X/24/3340642).

The landowner now intends to undertake works to extend the dwelling under Class A, but the intention is to extend the rear of the dwellinghouse at ground floor level beyond 4 metres, but by no more than 8 metres. [REDACTED] proposals being permitted development within Class A, subject to notification to the Council of the proposal and details of adjoining premises to the dwellinghouse.

A.1(g) of the above Order sets out that development is not permitted by Class A if the enlarged part of the dwellinghouse would have single storey and:

- i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or
- ii) exceed 4 metres in height

The proposed development meets the above requirements. All other considerations in relation to the permitted development rights at this property are consistent with those considered through the previous LDC, with the only amendment to that scheme being the extension of the rear single storey element beyond 4 metres.



Condition A.4 of the Order sets out certain conditions that apply to development permitted by Class A which exceed the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), which is an extension at ground floor of between 4 metres and 8 metres on a detached dwellinghouse. The proposal presented here falls within this definition of permitted development and must therefore comply with these conditions.

Condition A.4(2) requires that before beginning the development the developer must provide the following information to the local planning authority-

- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
 - (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
- (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
- (c) the addresses of any adjoining premises;
- (d) the developer's contact address; and
- (e) the developer's email address if the developer is content to receive communications electronically, together with any fee required to be paid.

[REDACTED] before provided as follows:

- a)
 - i) The rear extension to the dwellinghouse extends up to 8 metres beyond the rear wall.
 - ii) The maximum height of the single storey enlarged part of the dwellinghouse is 3.76 metres
 - iii) The height of the eaves of the single storey enlarged part of the dwellinghouse is 3.76 metres
- b) The enclosed plans shows the existing and proposed plans:
 - Existing Site Plan BB355-002
 - Existing Elevation BB355-010
 - Existing Floorplans BB355-001
 - Proposed Elevations BB355-110-J
 - Proposed Ground Floor BB355-100-K
 - Roof Plans BB355-104-F
- c) There are no adjoining premises to the dwellinghouse and therefore no neighbours to consult.
- d) Chris Ellison c/o JWPC Ltd, 1b Waterview, White Cross, LA1 4XS




e) enquiries@jwpc.co.uk

Condition A.4(5) of the Order states that the local planning authority must notify each adjoining owner and occupier about the proposed development by serving on them a notice detailing the proposals. Further, A.4(7) states that where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

As we have set out previously in our letter, we consider that there are no adjoining premises to Woodfold Park Stud, with the nearest property being in excess of 200 metres away. We have reviewed the Court of Appeal decision "CAB Housing Ltd v Secretary of State for Levelling Up, Housing and Communities & Anor [2023] EWCA Civ 194 (23 February 2023)", in which held that the definition of 'adjoining' in relation to Class AA permitted development (which uses the same terminology as condition A.4.2)c above). The judgement here confirmed that 'adjoining' in this context means lying close or contiguous to, and therefore we present our case that there are clearly no adjoining premises to the Woodfold Park Stud dwelling that would meet that definition.

As there are no adjoining premises to notify through this process, there cannot be any valid objections from adjoining neighbours that would require the prior notification of the Council. As such, we would welcome your confirmation that prior approval is not required for this permitted development proposal at the earliest opportunity before the 42 day deadline, as set out in condition A.4(10) of the Order.

Yours faithfully,


Stuart Booth MRTPI
Associate

