



Higher Bolton Hall Farm

PLANNING STATEMENT

Application for a Lawful Development Certificate

June 2026

Annexe at Higher Bolton Hall Farm

Park Gate Row

Copster Green

Blackburn

BB1 9ET

Scheme Details

Site Location

Annexe at Higher Bolton Hall Farm
Park Gate Row
Copster Green
Blackburn
BB1 9ET

Development

Application for a Lawful Development Certificate for the existing use of an existing building as an independent residential dwelling with domestic curtilage.

Date Prepared

June 2026

Applicant

Carolyn & Philip Goodwin
Annexe at Higher Bolton Hall Farm
Park Gate Row
Copster Green
Blackburn
BB1 9ET

Agent

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Introduction

This statement has been prepared by Zara Moon Architects (ZMA) on behalf of the applicants Carolyn and Philip Goodwin, in support of an application for a Lawful Development Certificate for the existing residential use of a detached building at Higher Bolton Hall Farm, Park Gate Row, Copster Green, Blackburn, BB1 9ET.

Background and Reason for the Application

The reason for the application is to confirm the lawful use of an existing building which has been used as an independent residential dwelling for a period exceeding 10 years.

Carolyn and Philip Goodwin are the daughter and son-in-law of Christine and David Booth who live in the main house. Carolyn and Philip funded the construction of the annexe to create their own home adjacent to Carolyn's parents [see accompanying statement of facts].

Carolyn and Philip have made the property their family home [REDACTED] [REDACTED] where their children have grown up, and they want to remain living here as their forever home. However, with Carolyn's parents (Christine and David) now reaching an age when they need complete their estate planning, it is important for the main house and the application building to be formally separated and establish the lawful use of the building as an independent residence.

Existing Use

The existing building is a 2-storey detached dwelling with integral garage. The building was originally constructed in 2012 as a detached family annex with garage, workshop and office [appendices 1-2].

The approved planning drawings included a kitchen dining living space, WC, porch entrance and motorcycle workshop at ground floor, and 1 double bedroom, bathroom, storage and office at first floor level [appendix 3].

The building is located to the North-West of the main house (Higher Bolton Hall Farm), within the residential curtilage [appendix 4].

Carolyn [REDACTED] and Philip [REDACTED] are married, and moved into the property in [REDACTED]. Later in [REDACTED] they had [REDACTED] [appendix 5].

For the first [REDACTED], the family shared the 1 bedroom, however in early [REDACTED] they adapted the first-floor office space to create 2 separate bedrooms, to allow the children to have their own bedrooms.

The first-floor has therefore contained 3 separate bedrooms and a bathroom for the last [REDACTED] [REDACTED] [appendices 6-8].

Workshop & Office

The approved planning drawings included a motorcycle workshop at ground floor, and office at first floor level.

The garage, motorcycle workshop and office were subject to a planning condition restricting the use for domestic purposes.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Independent Properties

Whilst the original plan was to construct an annex as an extended family unit, after moving into the property Carolyn and Philip's personal circumstances changed [REDACTED]

They had to adapt their living situation for their family, and now [REDACTED] they have fully established the property as their family home for their children. The property therefore goes beyond that of an extended family unit, and has instead been occupied by a family of 4 as their independent residence [REDACTED]

Carolyn and Philip both have jobs which are not associated with the farm, and whilst being related to Christine and David, they both live independently in their own family units.

Each property contains all required accommodation to operate independently including full kitchens, dining and living areas, utility spaces for washing clothes, bathrooms and bedrooms.

Each property has their own separate address, receives their own post, and have their own private entrances [appendix 17].

Each plot has their own private garden areas, and parking spaces, which can be used without creating overlooking or any adverse impact to either property. Each plot curtilage is clearly defined by existing boundaries, hard and soft landscaping [appendices 18-22].

Each property has their own boiler / heating system, gas, water, electricity and internet [appendices 23-24].

The properties are both detached and therefore do not have an interconnecting door.

Each property has their own council tax assessment, paid independently by each family [appendix 11].

Each property has its own home insurance - the annexe insurance states there are 3 bedrooms and the occupations of both applicants [appendices 6-7].

Each property has an established shared access via a rural track which meets Park Gate Road and Longsight Road to the South-East.

Carolyn and Philip's children have lived at the property their entire lives, [REDACTED]

Both families do not rely on each other for any living accommodation, services, finances or making a living. Nor is the annex of a subordinate scale or level of accommodation which is ancillary to the main dwelling.

Formally approving the lawful use would not change any access arrangements, physically change any aspect of the building or site, and would not change any existing vehicle movements.

Lawful Use

'Annexe at Higher Bolton Hall Farm' was constructed in 2012 as a 1-bedroom, 2-storey, annex with garage, workshop and office, along with part-extension of the domestic curtilage.

The property as it stands to-date, was constructed over 13 years ago [appendices 27-28]. The building experienced a material change of use 11 years ago when the first-floor office was adapted to create 2 additional bedrooms. At this point, the building was then used as an independent residential dwelling for a family of 4. This use has continued for a period of 11 years.

Compared to the planning approval, the building was constructed with some minor variations to the internal layout and 2 additional windows [appendix 29]. These variations include:

- An internal wall dividing the garage and workshop.
- Additional window at ground floor level on West Elevation.
- Additional window at first floor level on North Elevation.

This application includes the building drawings as constructed for completeness which require regularising as part of this lawful development application [see accompanying drawing 01 AS BUILT PLANS AND ELEVATIONS].

Both the construction and the change of use, far exceed the 4-year and 10-year time limit set out in Section 171B(1) and 171B(2) of the Town and Country Planning Act 1990. Therefore, both

the construction of the building and the building use as an independent residential dwelling are now lawful, and immune from enforcement action.

Planning Policy

The site is domestic in use; contains an established existing domestic property along with a domestic curtilage. The site can therefore be categorised as Previously Developed Land (PDL).

The construction of the existing building was completed 13 years ago, and the material change of use occurred 11 years ago. In both instances, this far exceeds the 4-year time limit set out in Section 171B(1) and 171B(2) of the Town and Country Planning Act 1990. Therefore, both the minor variations, and the building use are now lawful and immune from enforcement action.

Setting aside the current lawful use, as the site is not within an isolated location, the building sits within a defined plot, located within an existing cluster of buildings, and the conversion would not impact existing vehicle movements or changes to the external appearance of the property, the principle of the development would therefore also accord with Policy DMH4, permitting the conversion of existing buildings in the open countryside.

Confirming the existing lawful use of the building would not cause any visual harm to the landscape, it would not extend any existing boundaries, and it would not cause any visual change to the site or building.

Conclusion

From the evidence provided, it can be concluded that the building was constructed in 2012, and formed a habitable dwelling from January 2013 onwards, when the applicants moved into the property.

During the construction, 2 additional windows were introduced without the benefit of planning permission. As the construction was completed 13.5 years ago, these minor amendments are now immune from enforcement action.

The applicant's circumstances changed when they became a family of 4, and they adapted the office into 2 bedrooms. They have lived in the property as a 3-bedroom dwelling, as an independent family unit for the last 11 years, therefore the use as a separate independent residential dwelling is also lawful and immune from enforcement action.

Both properties (Higher Bolton Hall Farm and Annexe at Higher Bolton Hall Farm have the following, which allowing both properties and family units to live independently from each other:

- Kitchens, dining and living areas;
- Utility spaces for washing clothes;
- Bathrooms;
- Bedrooms;
- Boiler / heating system;
- Gas, water, electricity and internet;
- Private garden areas;

- Parking spaces;
- Defined boundaries between each property;
- Separate addresses;
- Post boxes;
- Front entrances;
- Council tax assessment;

Confirming the existing lawful use of the building would not cause any visual harm to the landscape, it would not extend any existing boundaries, and it would not cause any visual change to the building or site than the existing condition.

Therefore, the evidence and information provided demonstrates that the building has been used as a separate residential dwelling in excess of 10 years and constitutes an established lawful use.

Evidence

The following evidence has been provided which confirms the information provided within this lawful development application is factually accurate.

Appendix 1: Site Aerial 2013

Appendix 2: As built photographs 2012 and 2013

Appendix 3: Approved Drawings

Appendix 4: Approved Site Plan Drawing

Appendix 5: Photographs of applicant's children (baby, primary school, secondary school)

Appendix 6: Home Insurance Certificate 2021– 3 bedrooms and occupations of applicants

Appendix 7: Home Insurance Certificate 2026 – 3 bedrooms and occupations of applicants

Appendix 8: Photographs of 3 Bedrooms

Appendix 9: Photograph of garage / workshop

Appendix 10: Council Tax Acknowledgement letter

Appendix 11: Council Tax New Entry letter

Appendix 12: Council Tax bill 2014-2015

Appendix 13: Council Tax bill 2026-2027

Appendix 14: Valuation Office Agency New Entry letter

Appendix 15: Business Rates Bill 2014-2015

Appendix 16: Business Rates Bill 2026-2027

Appendix 17: Photograph of front door – Annexe at Higher Bolton Hall Farm

Appendix 18: Photograph of private garden area - Annexe at Higher Bolton Hall Farm

Appendix 19: Photograph of parking area - Annexe at Higher Bolton Hall Farm

Appendix 20: Photograph of front door – Higher Bolton Hall Farm

Appendix 21: Photograph of private garden - Higher Bolton Hall Farm

Appendix 22: Photograph of parking area - Higher Bolton Hall Farm

Appendix 23: Photograph of separate meters

Appendix 24: Photograph of boiler / heating system

Appendix 25: Declaration of Trust – Extract

Appendix 26: Declaration of Trust – Site Plan

Appendix 27: Building Regulations Submission

Appendix 28: Building Regulations Drawings

Appendix 29: As built photographs 2026

01 LOCATION PLAN

02 AS BUILT PLANS AND ELEVATIONS

Statement of fact by the Applicants

Statement of fact by Christine and David Booth

Appendix 1



Site Aerial Dated 2013

Appendix 2

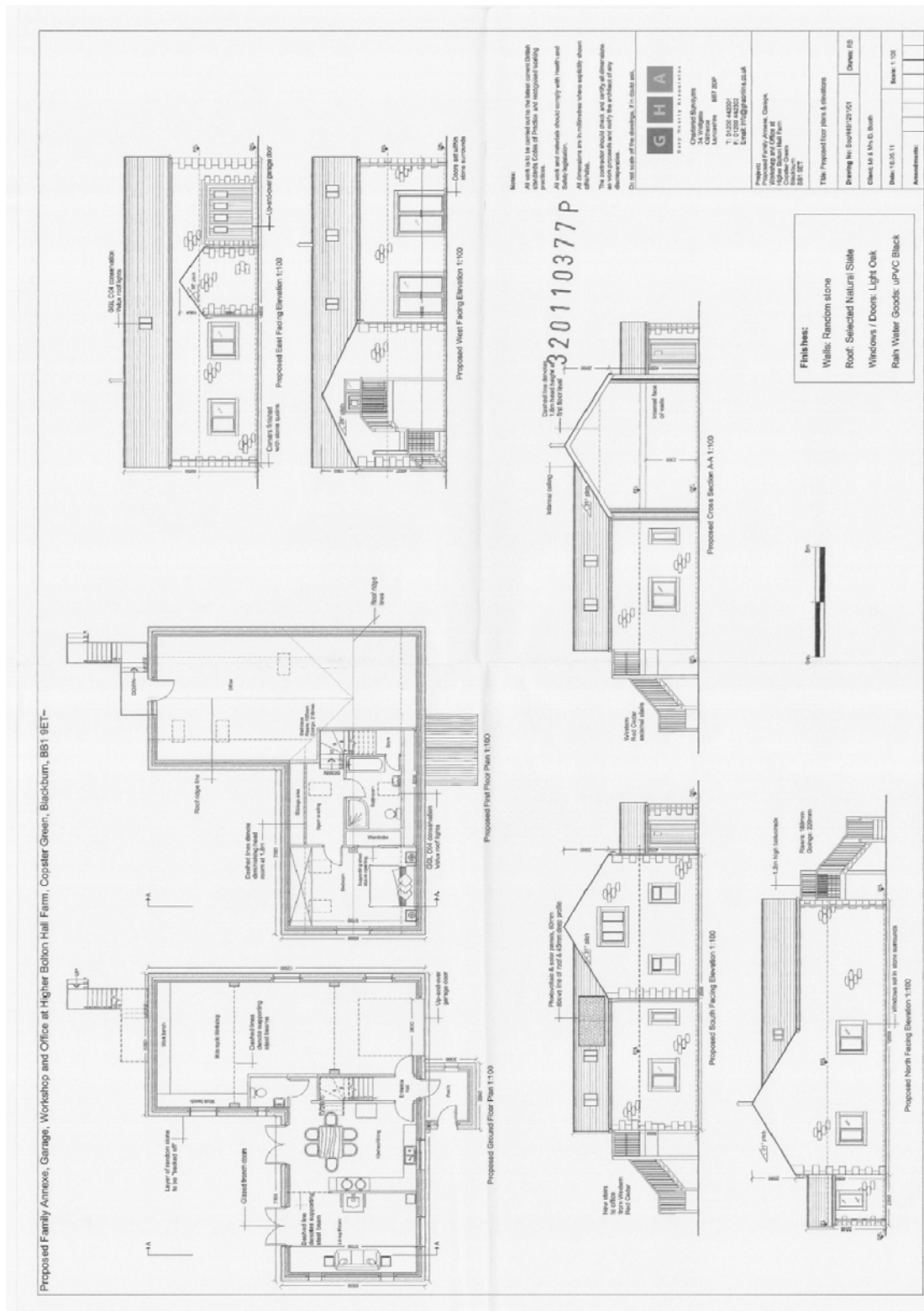


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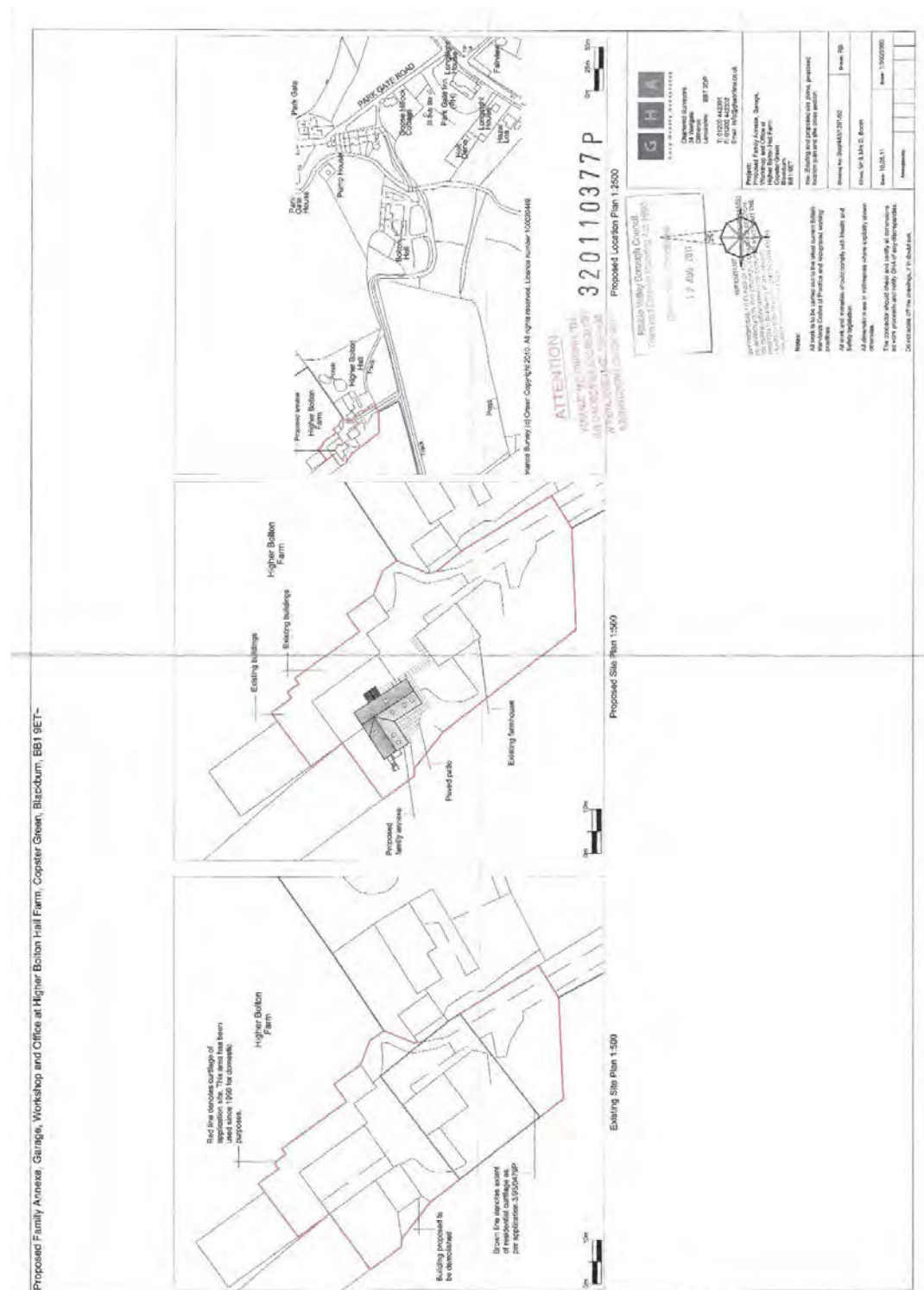


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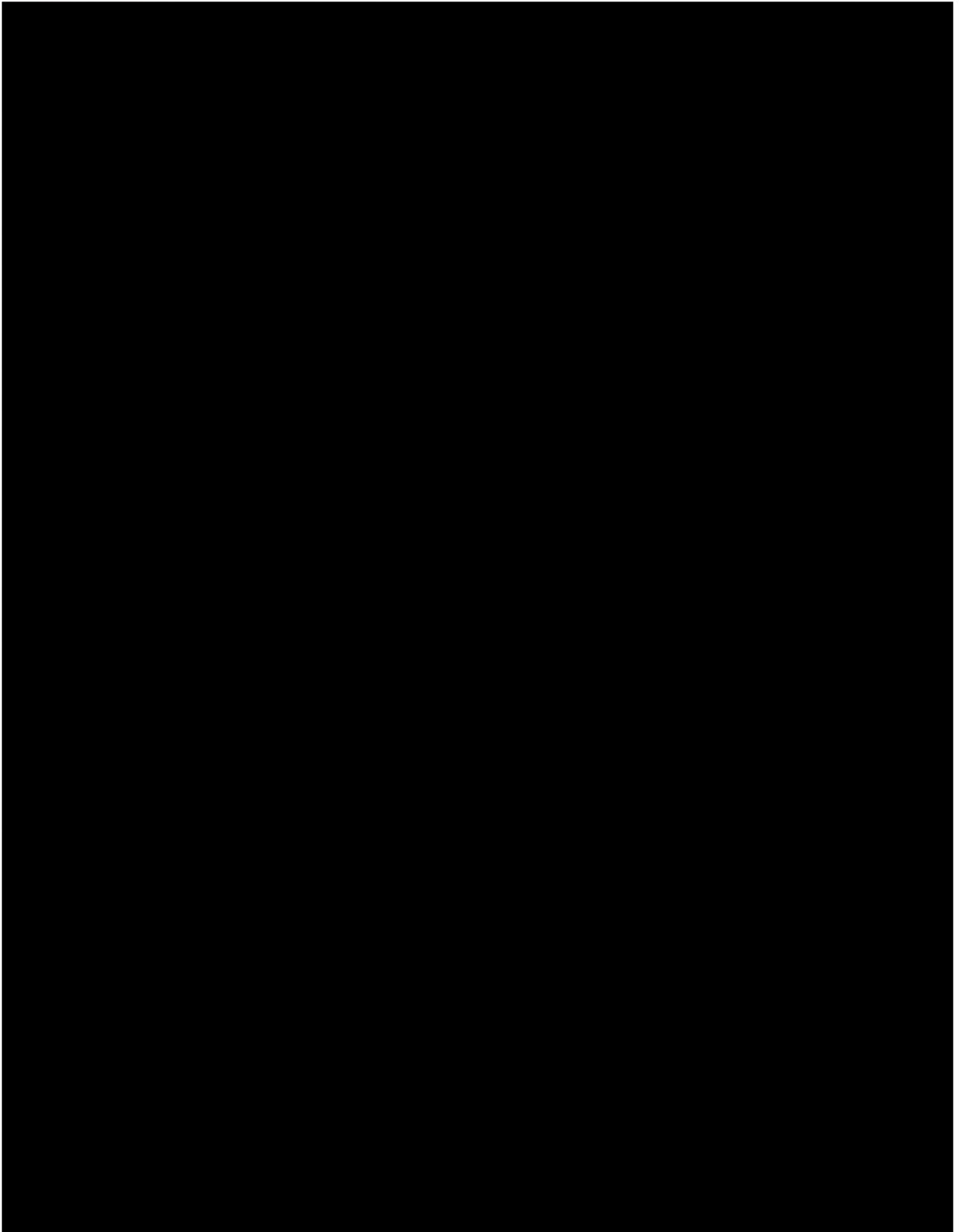
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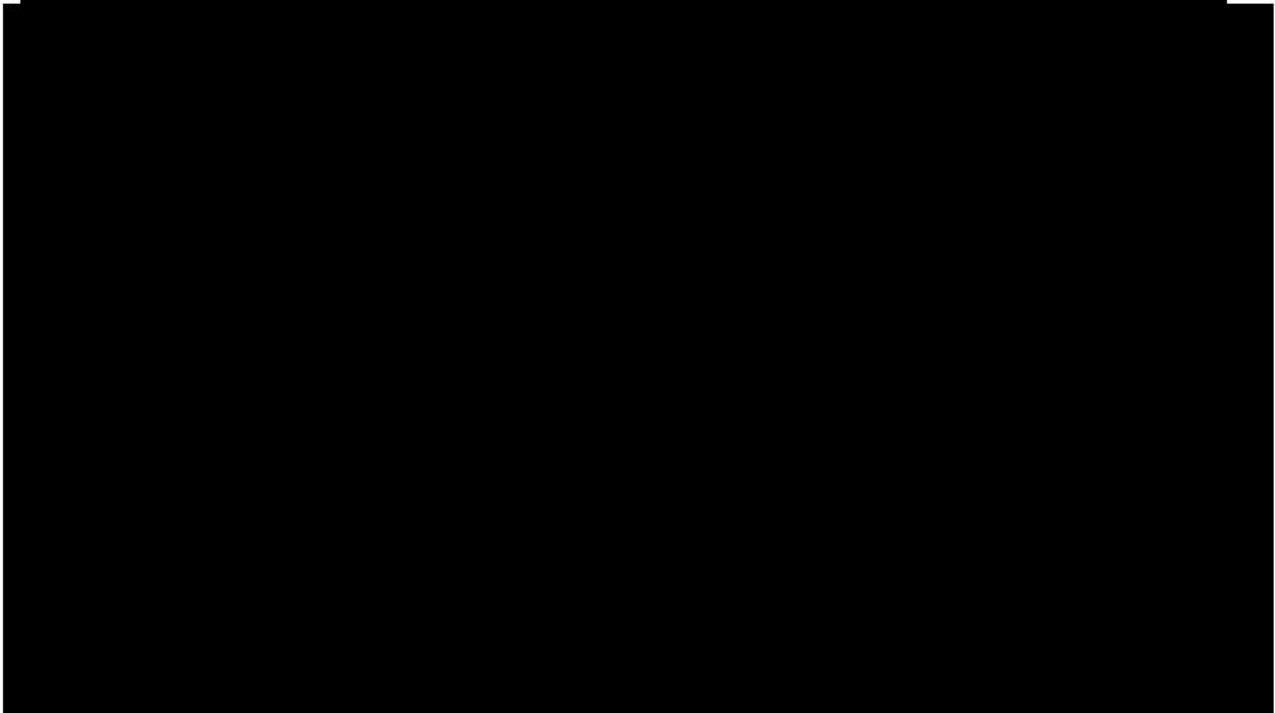
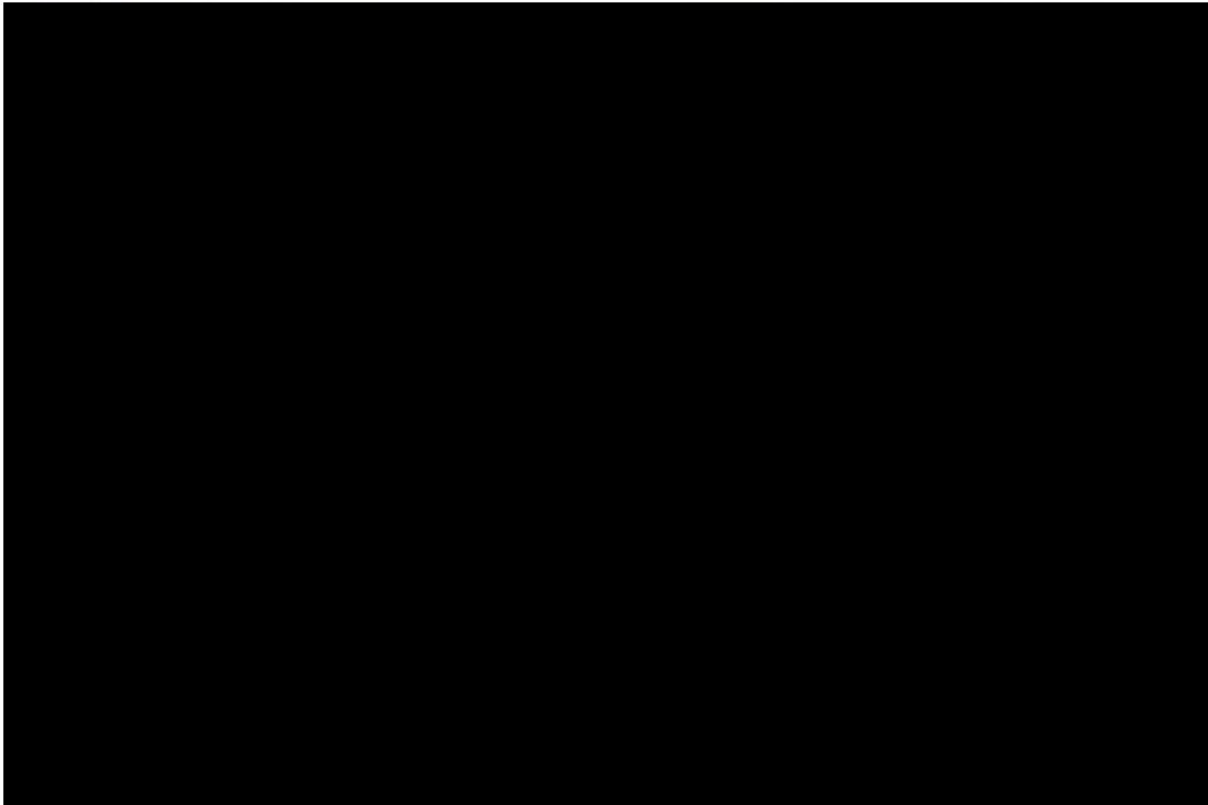
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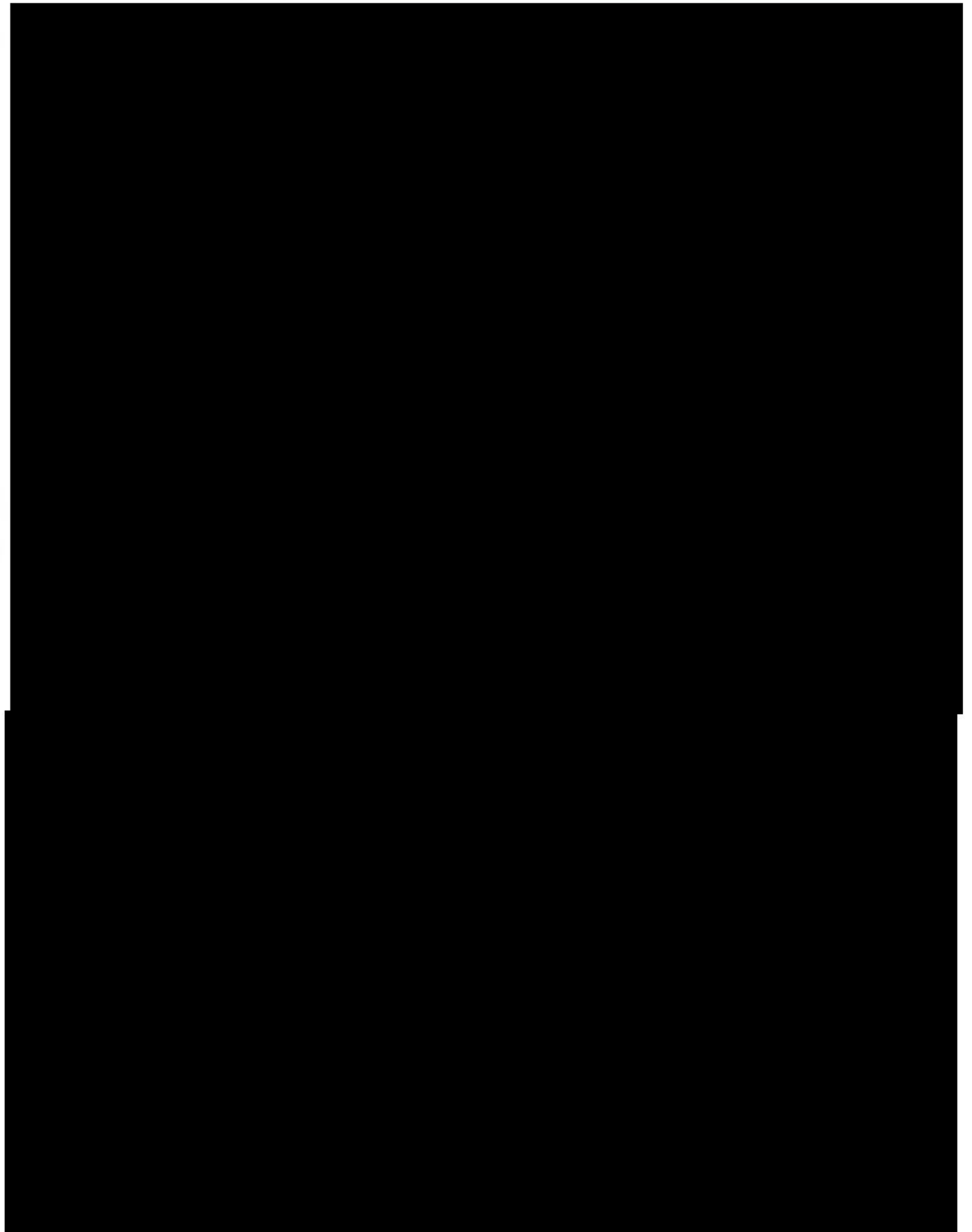


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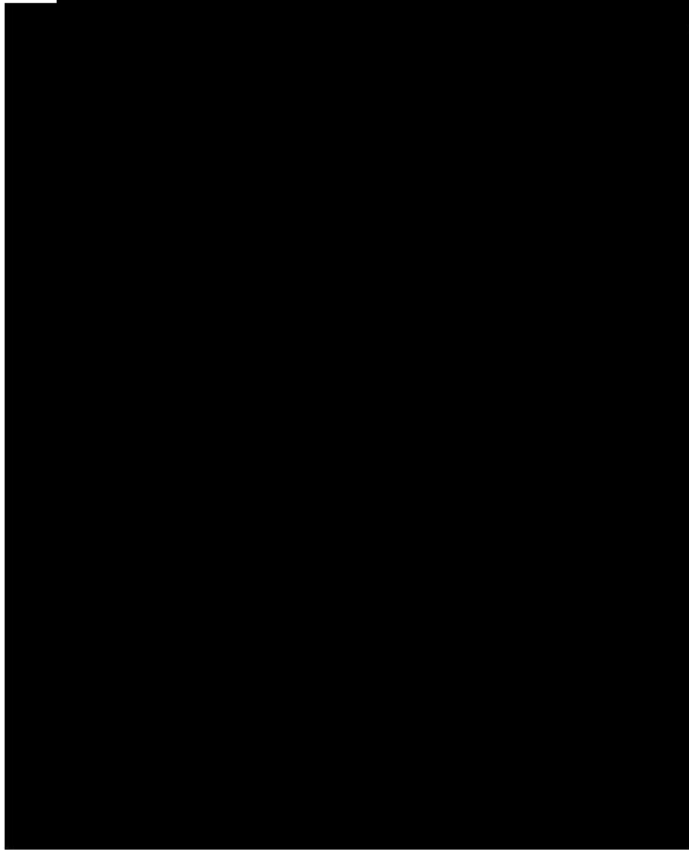


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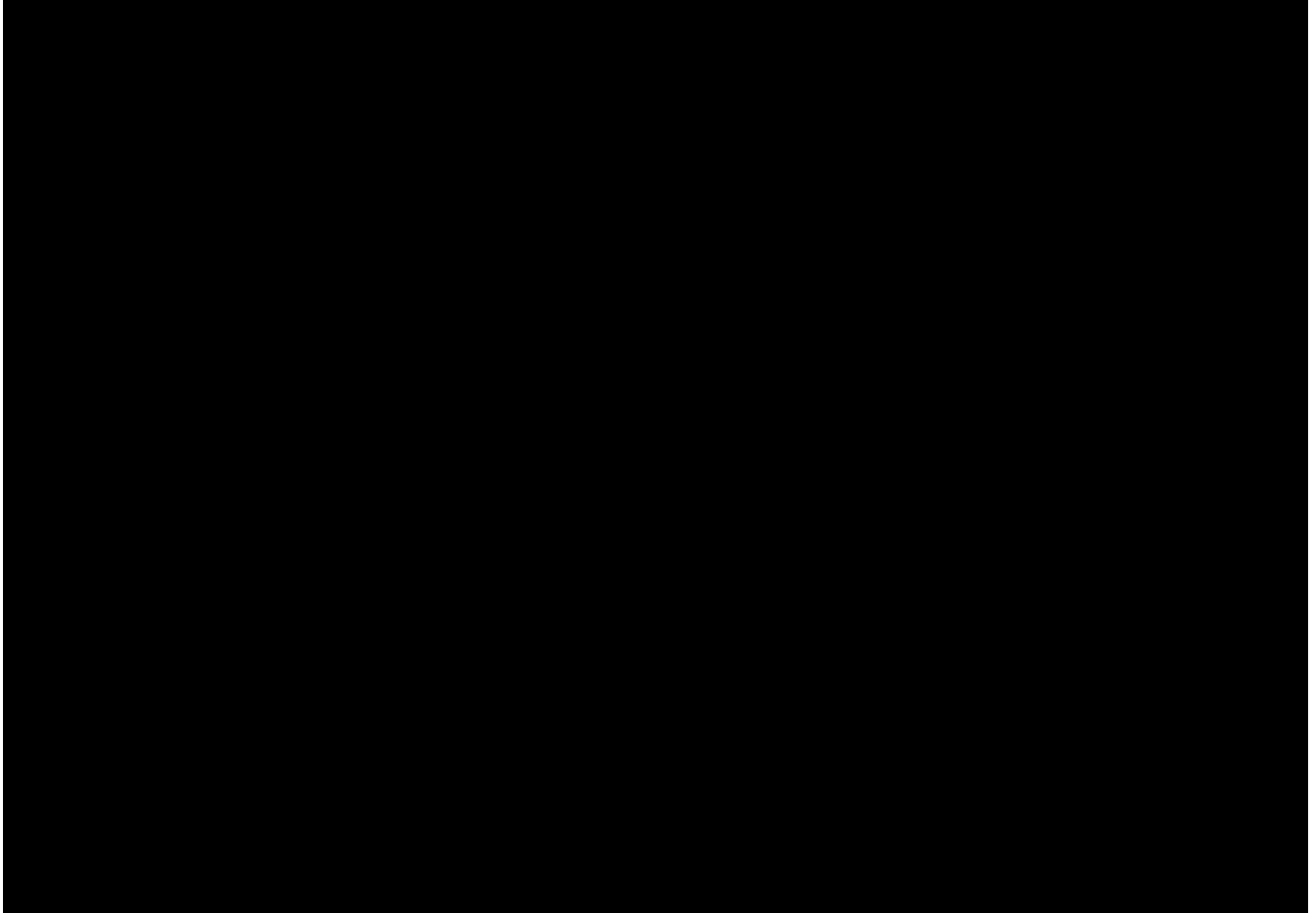




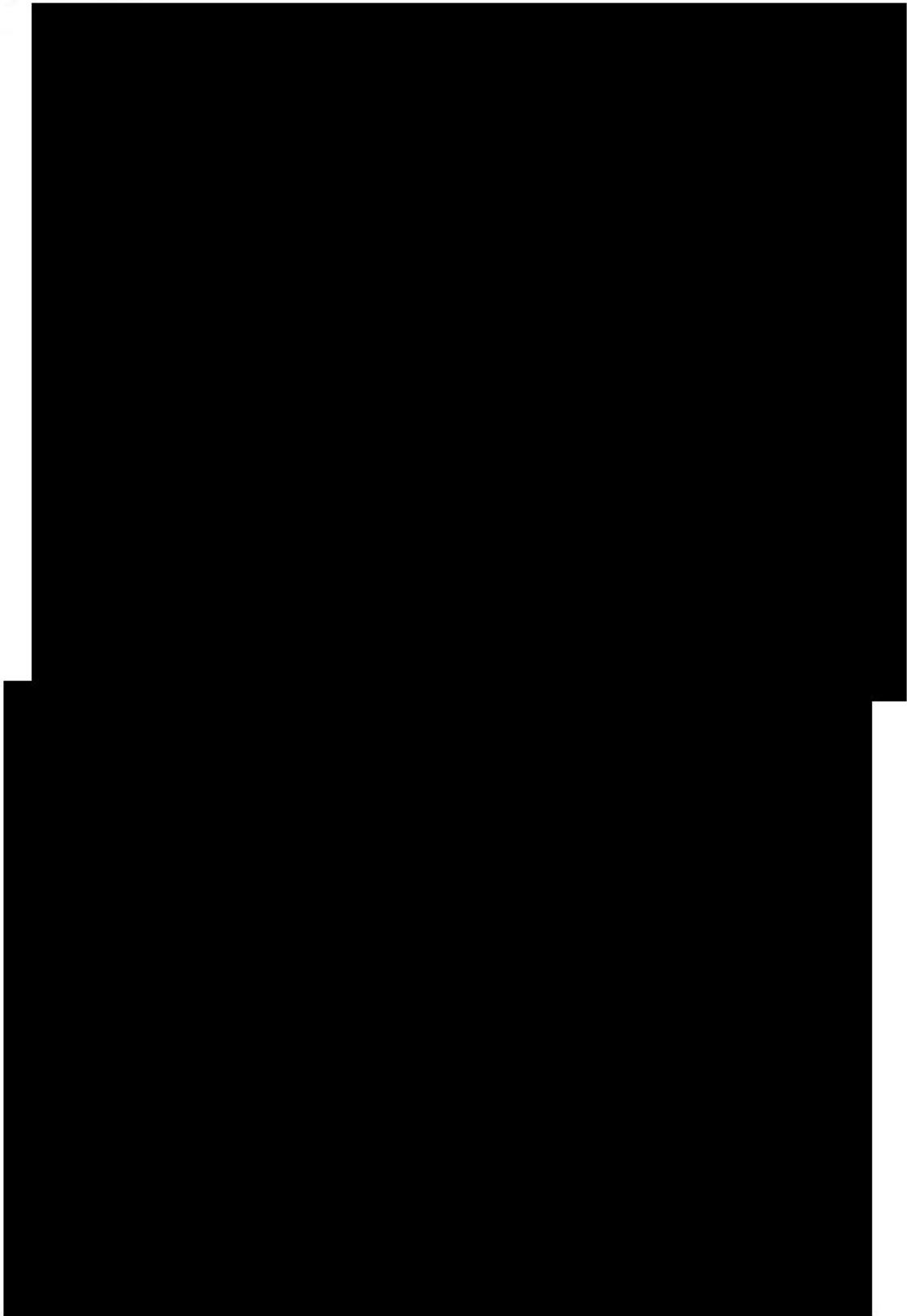
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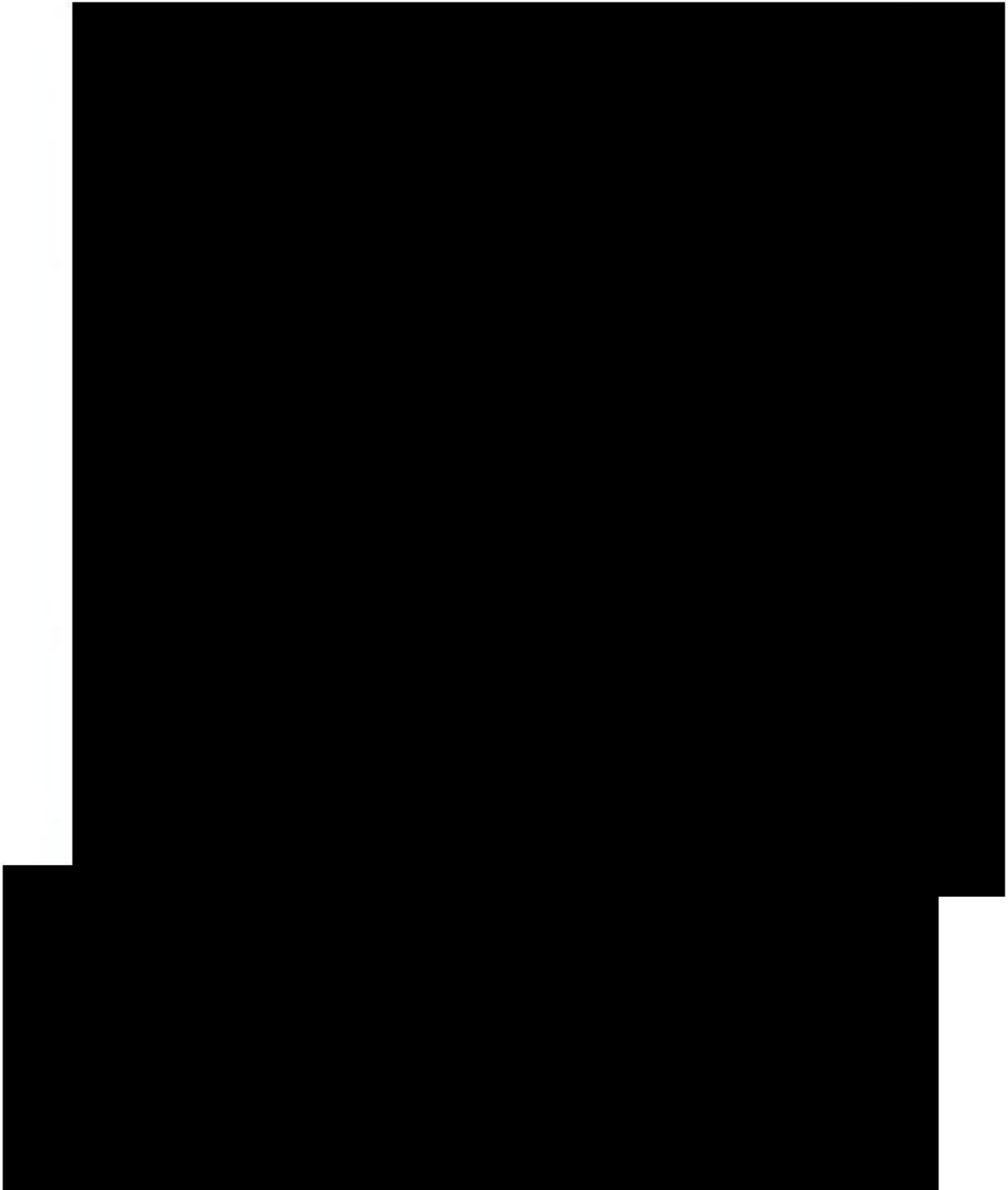
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Appendix 11



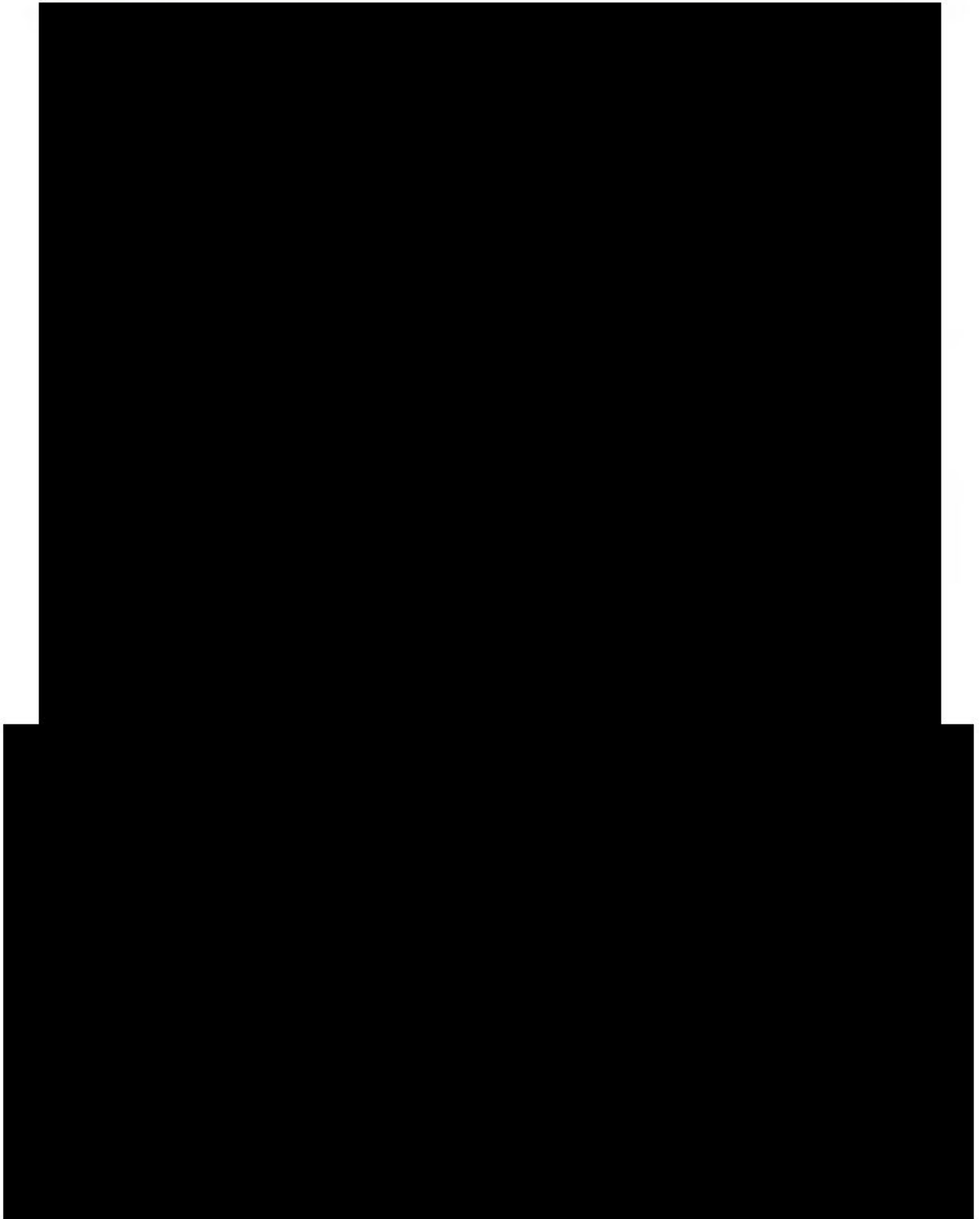
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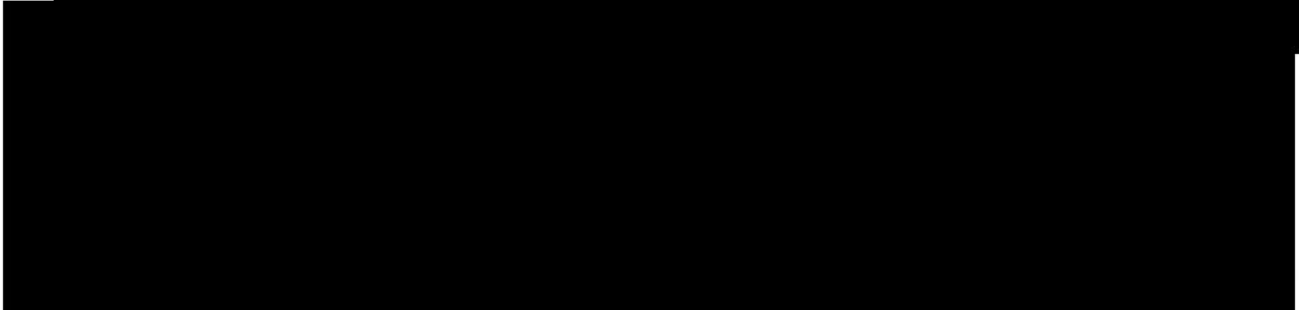
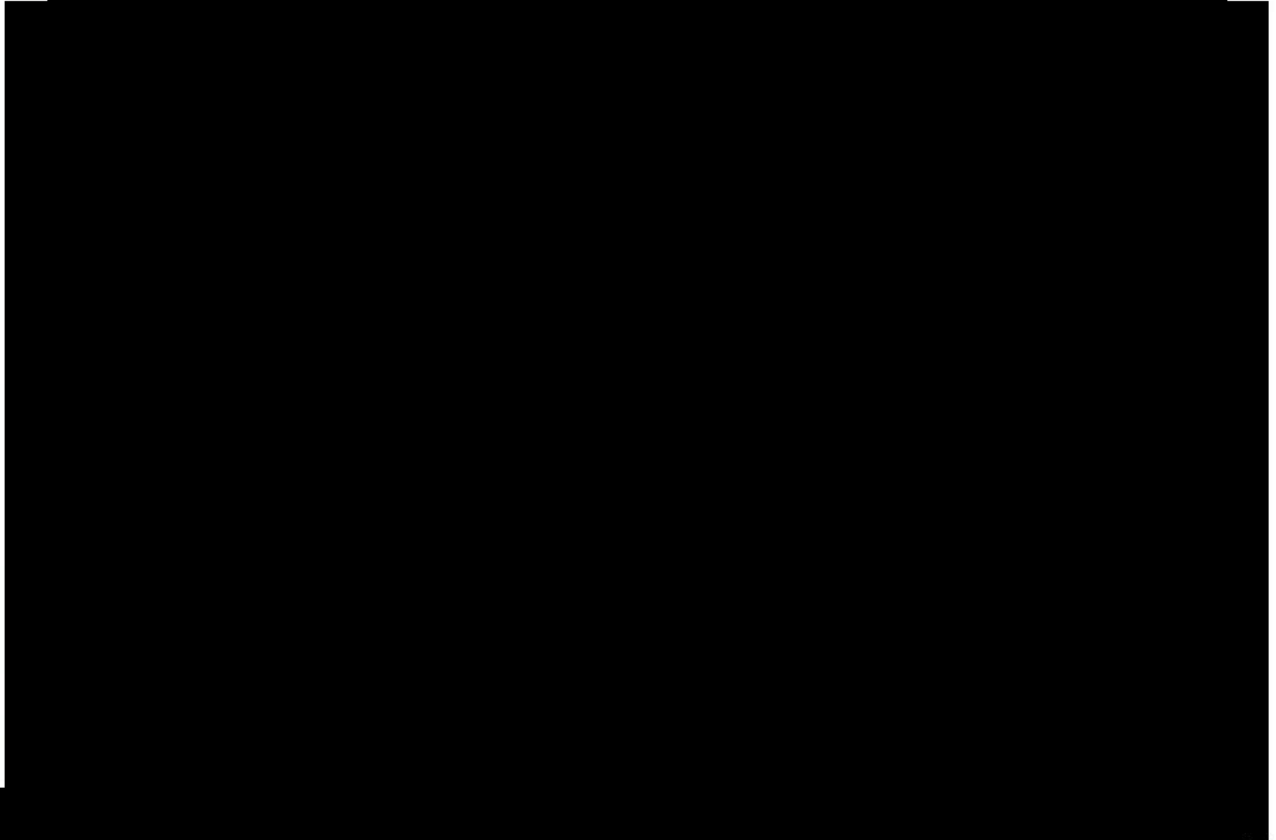
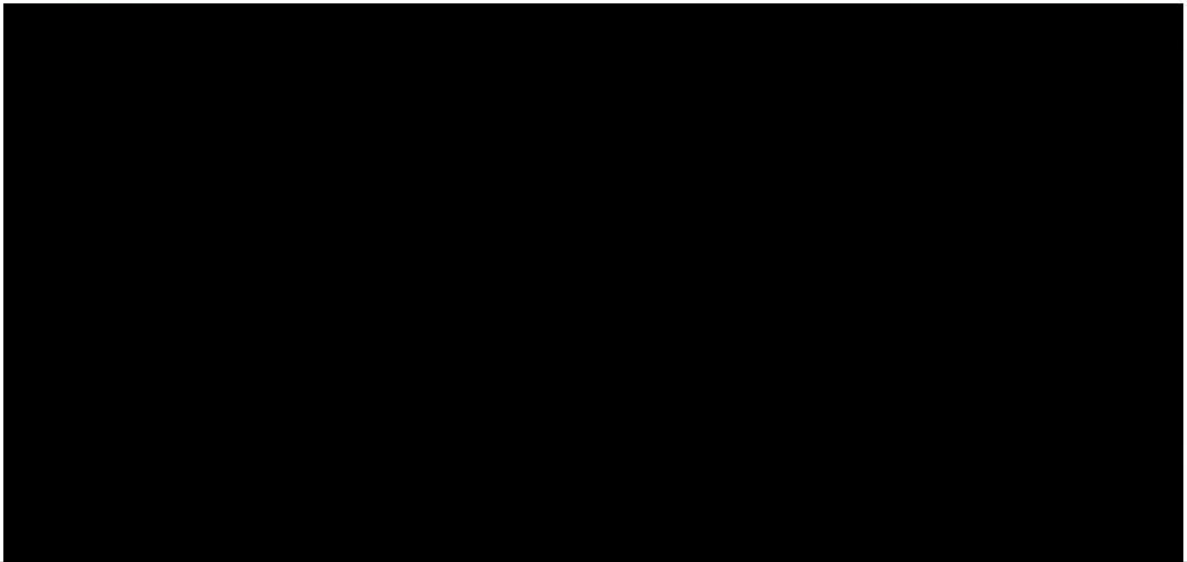
Appendix 13



Appendix 14



Appendix 15



Appendix 16



Appendix 17



Appendix 18



Appendix 19



Appendix 20



Appendix 21



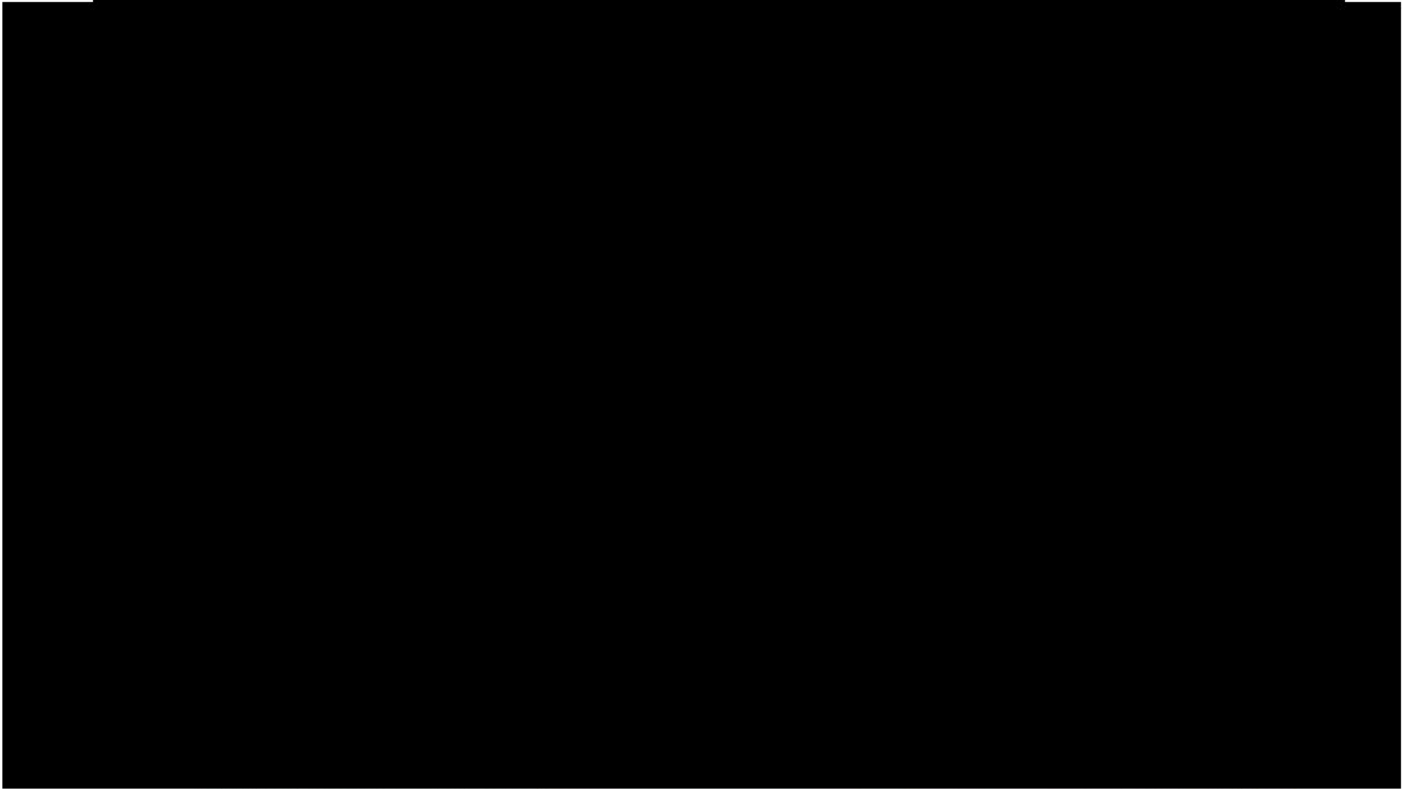
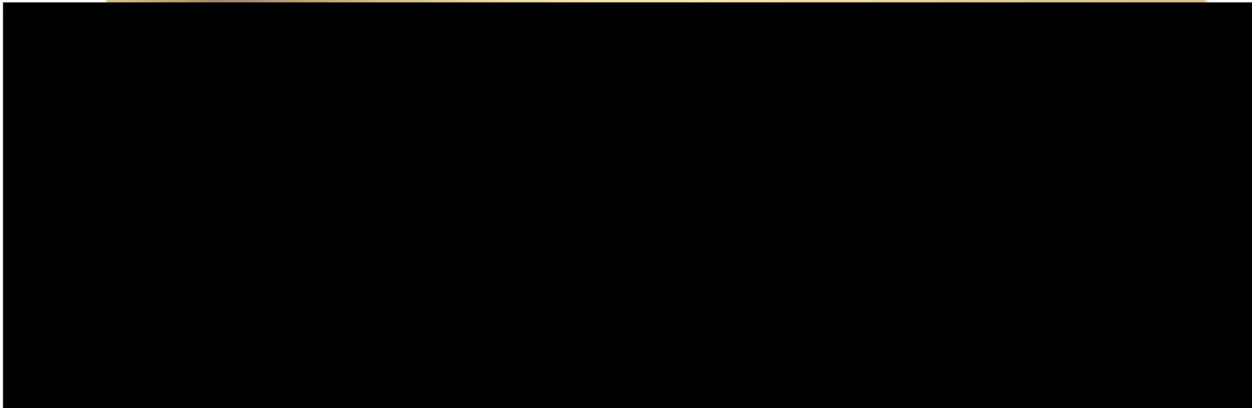
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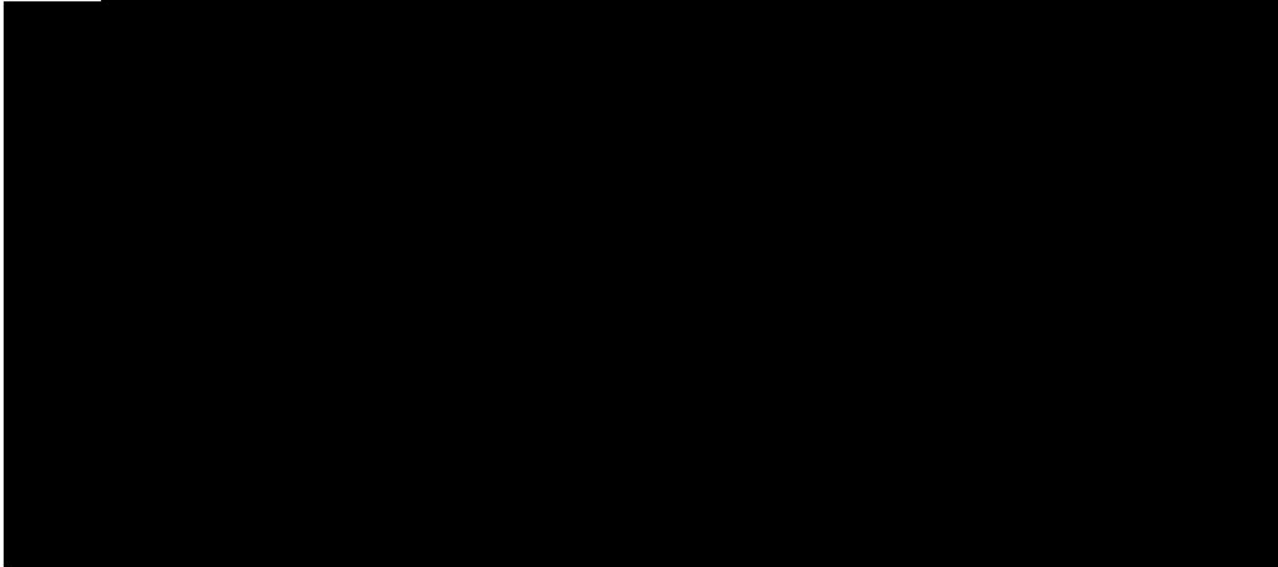
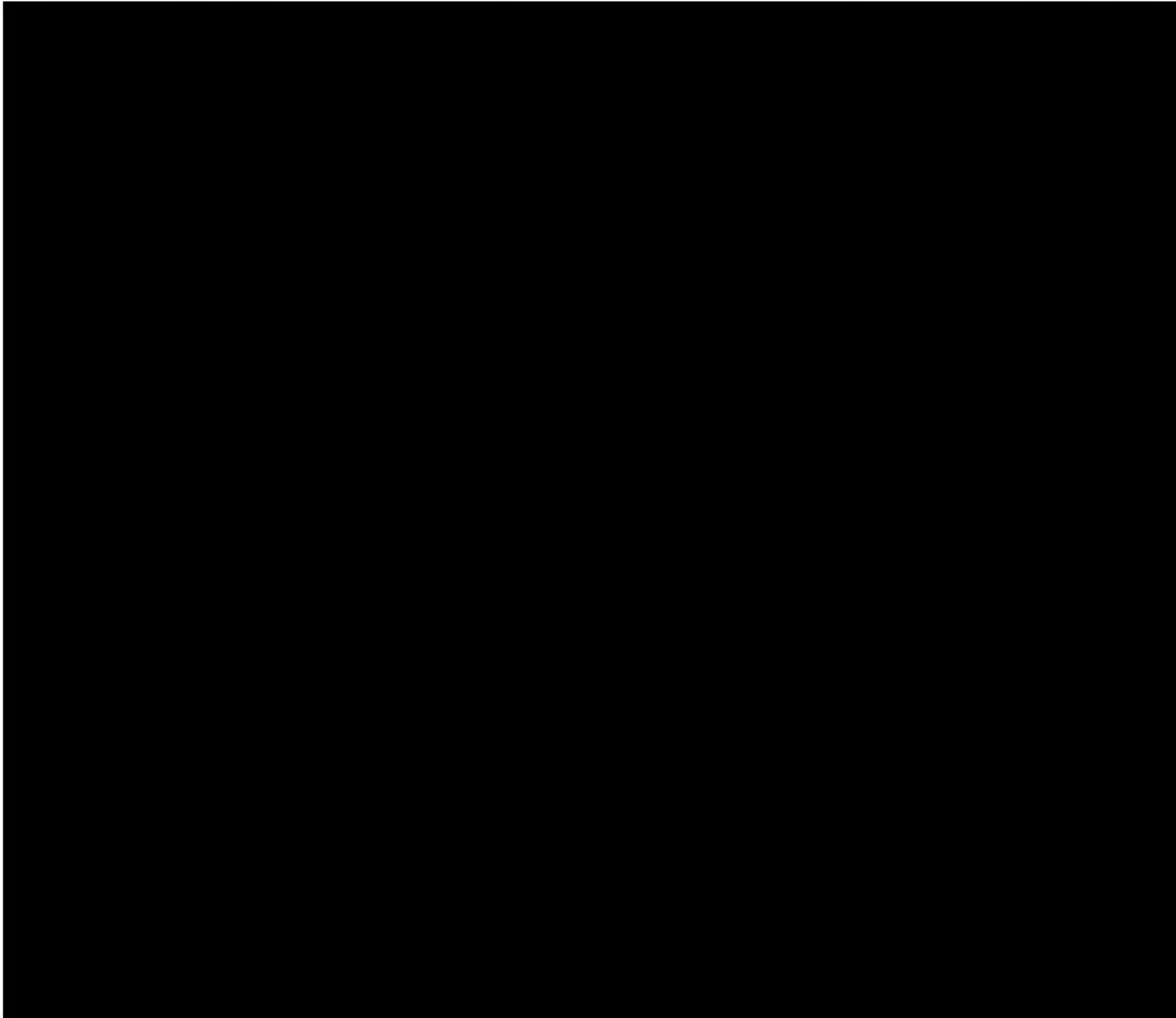
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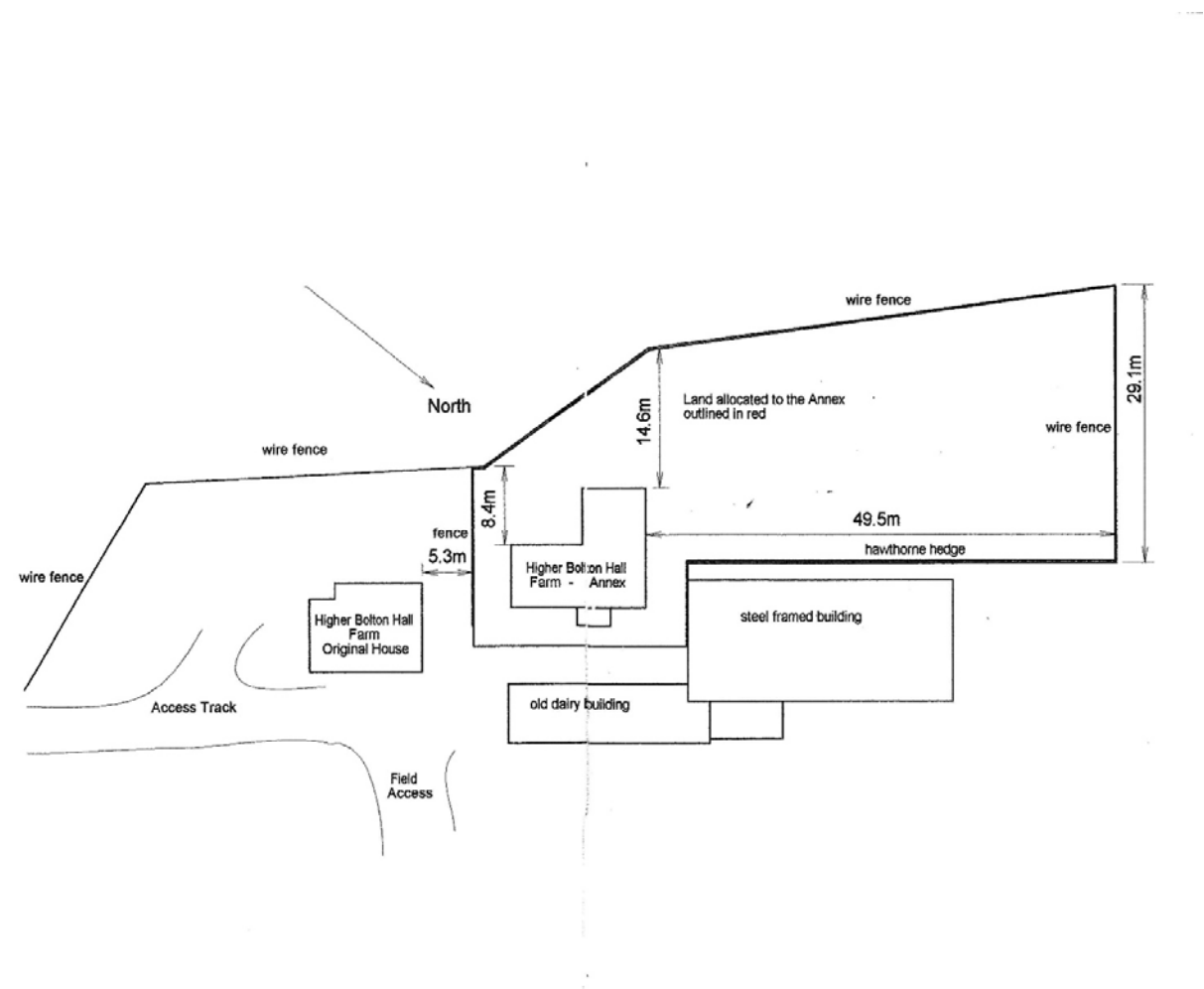
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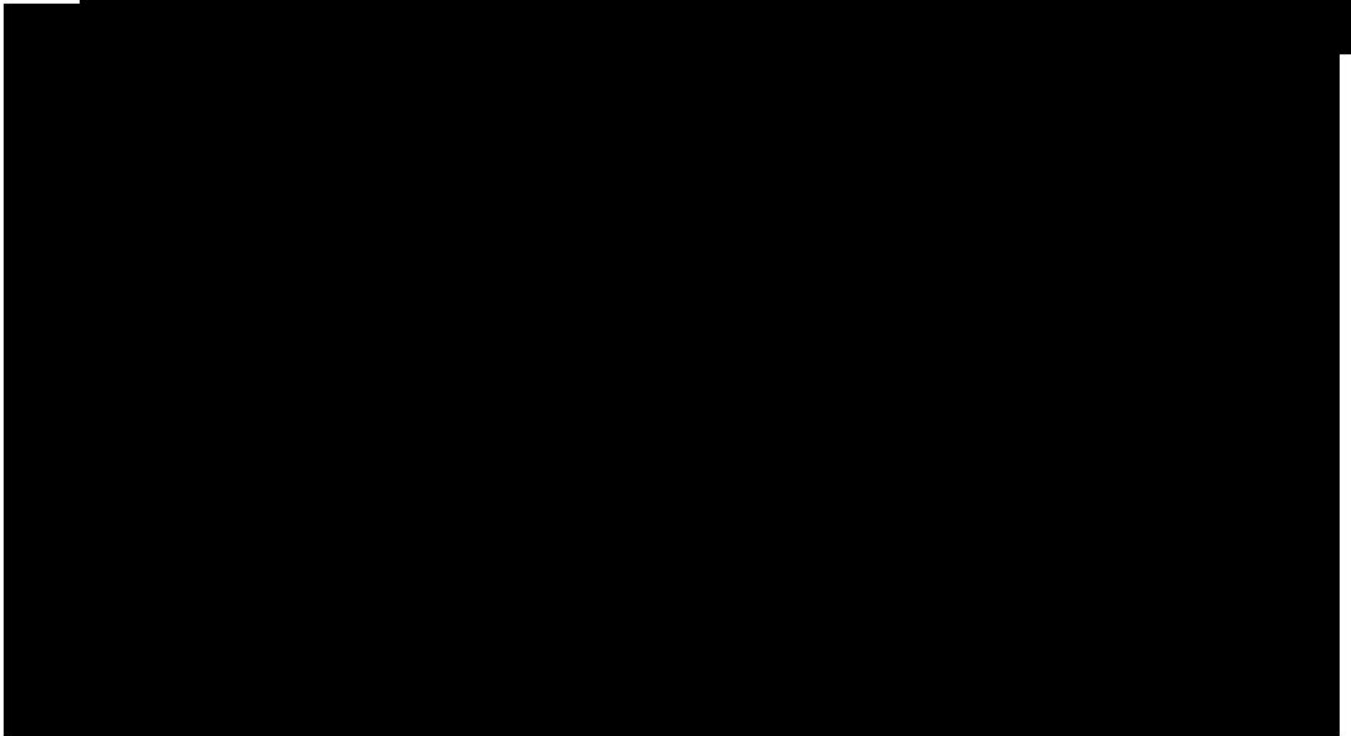
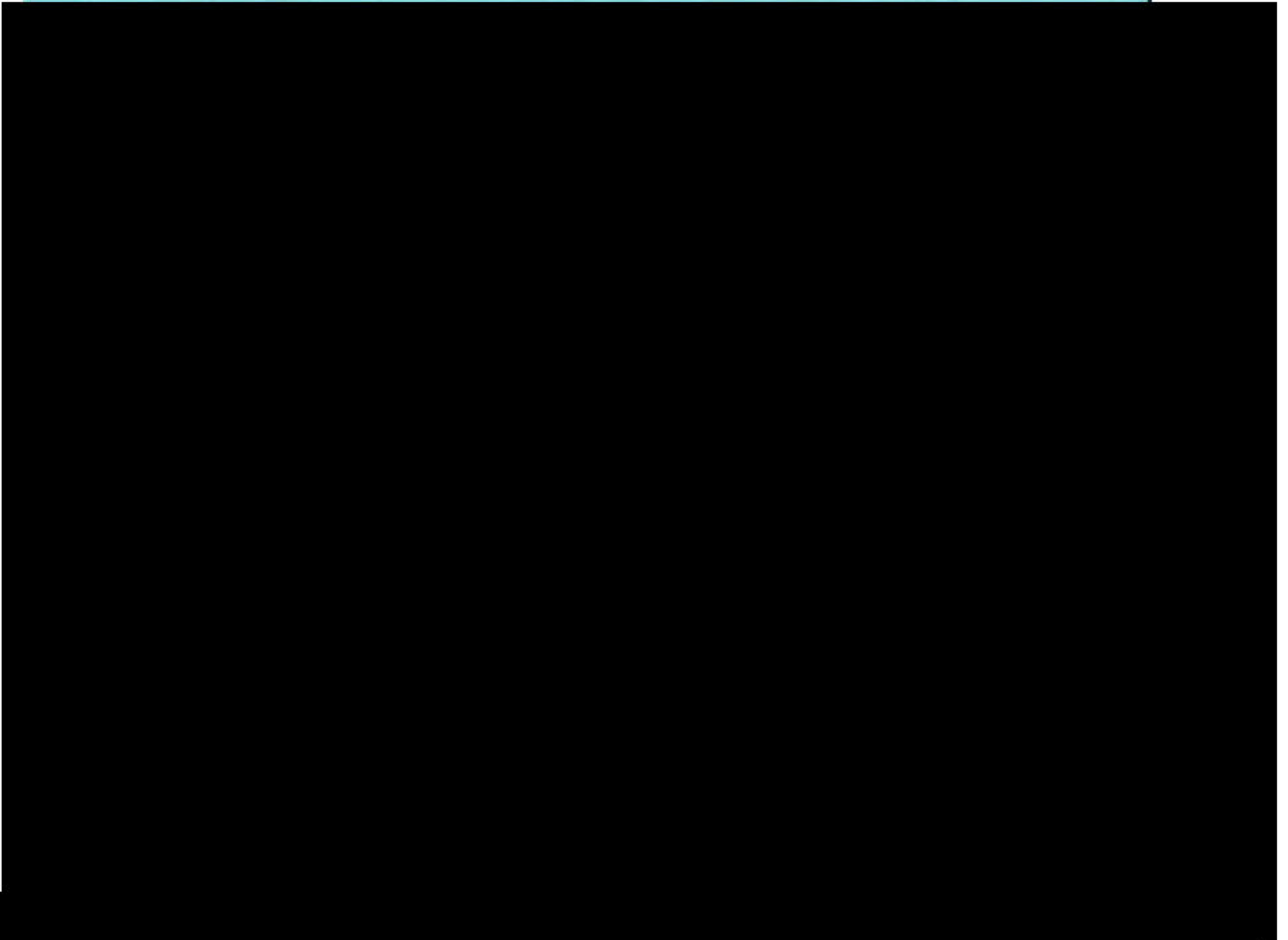
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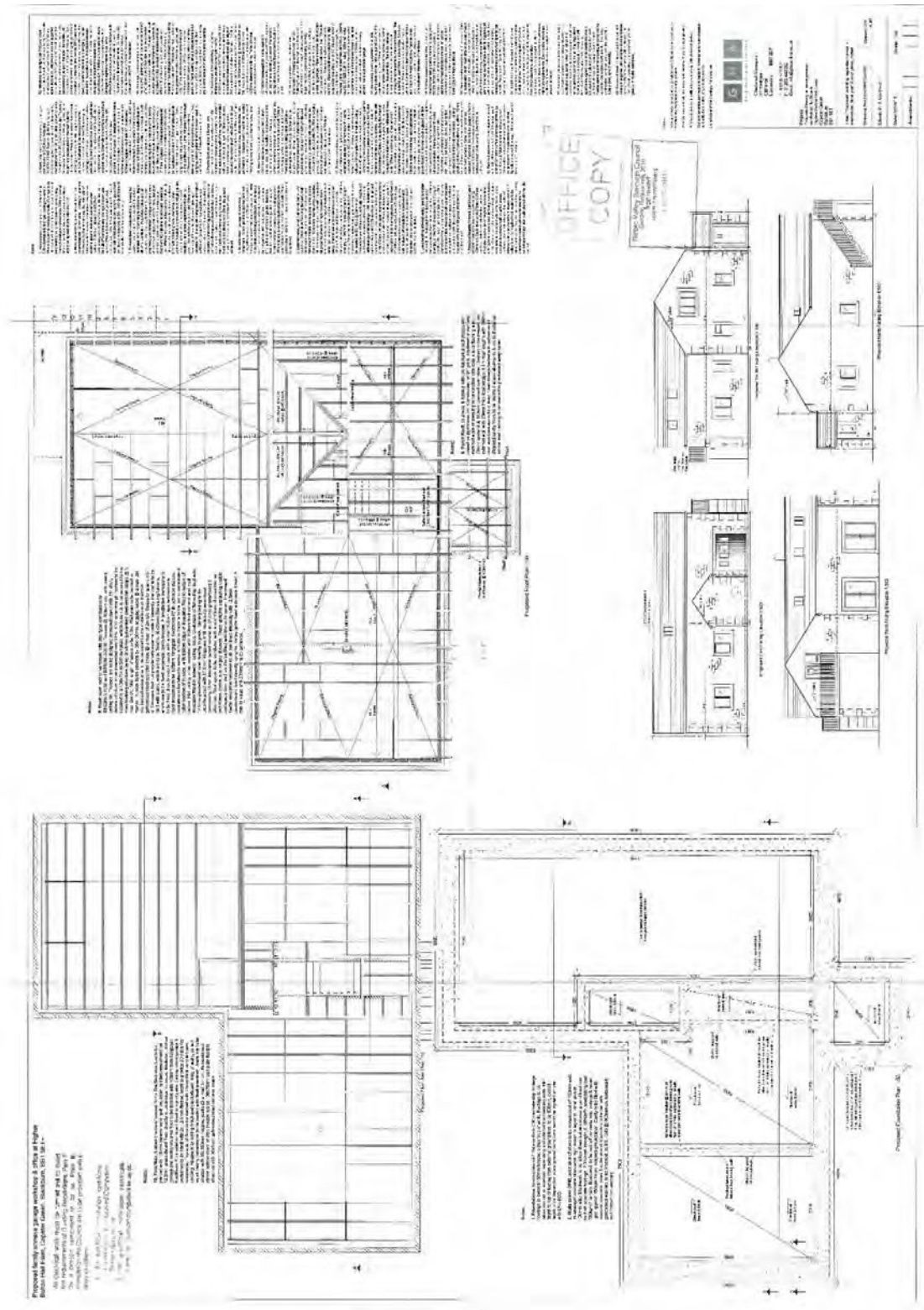
Appendix 26



Appendix 27



Appendix 28



Appendix 29



As built photographs dated 2026



As built photographs dated 2026