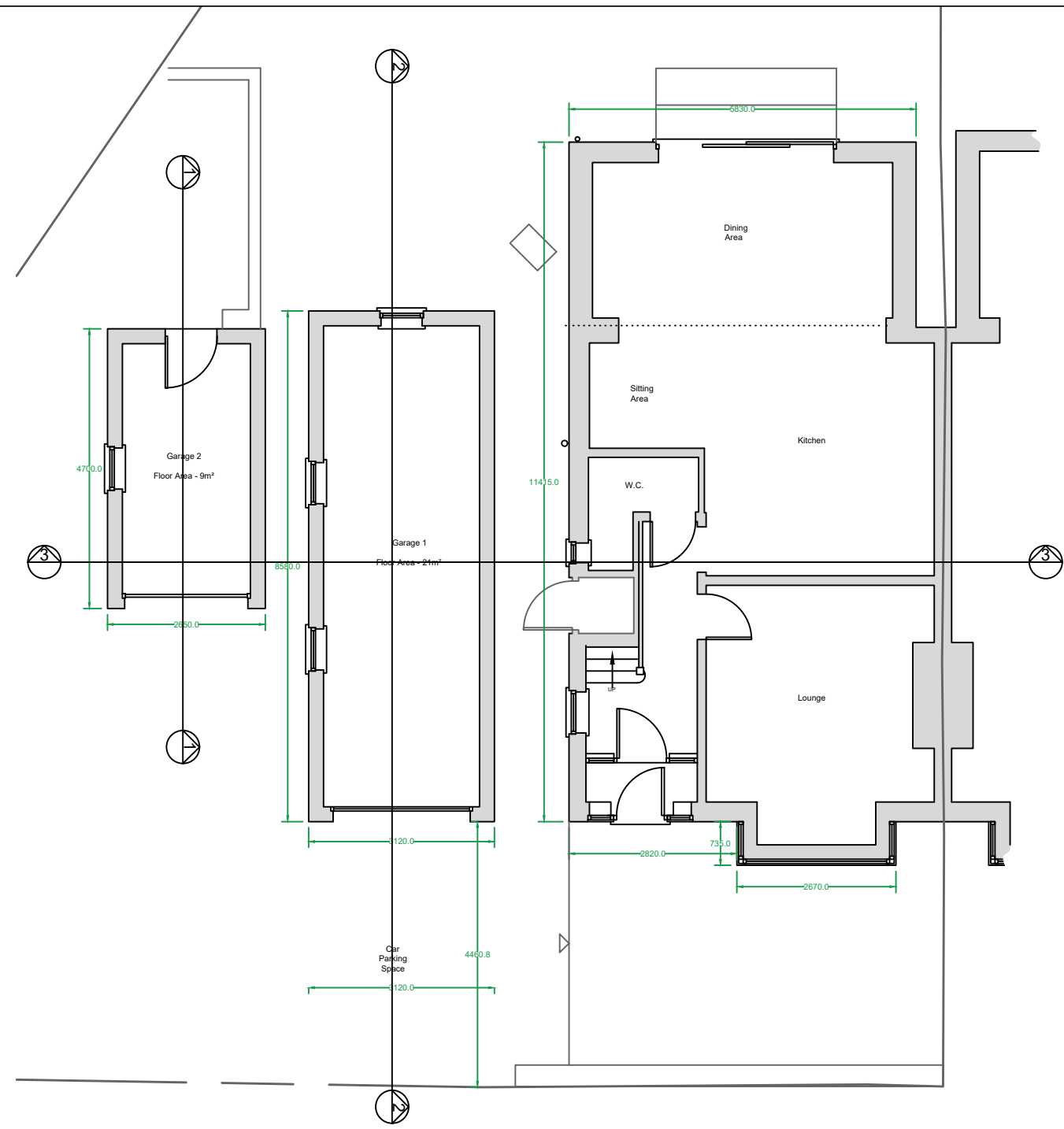
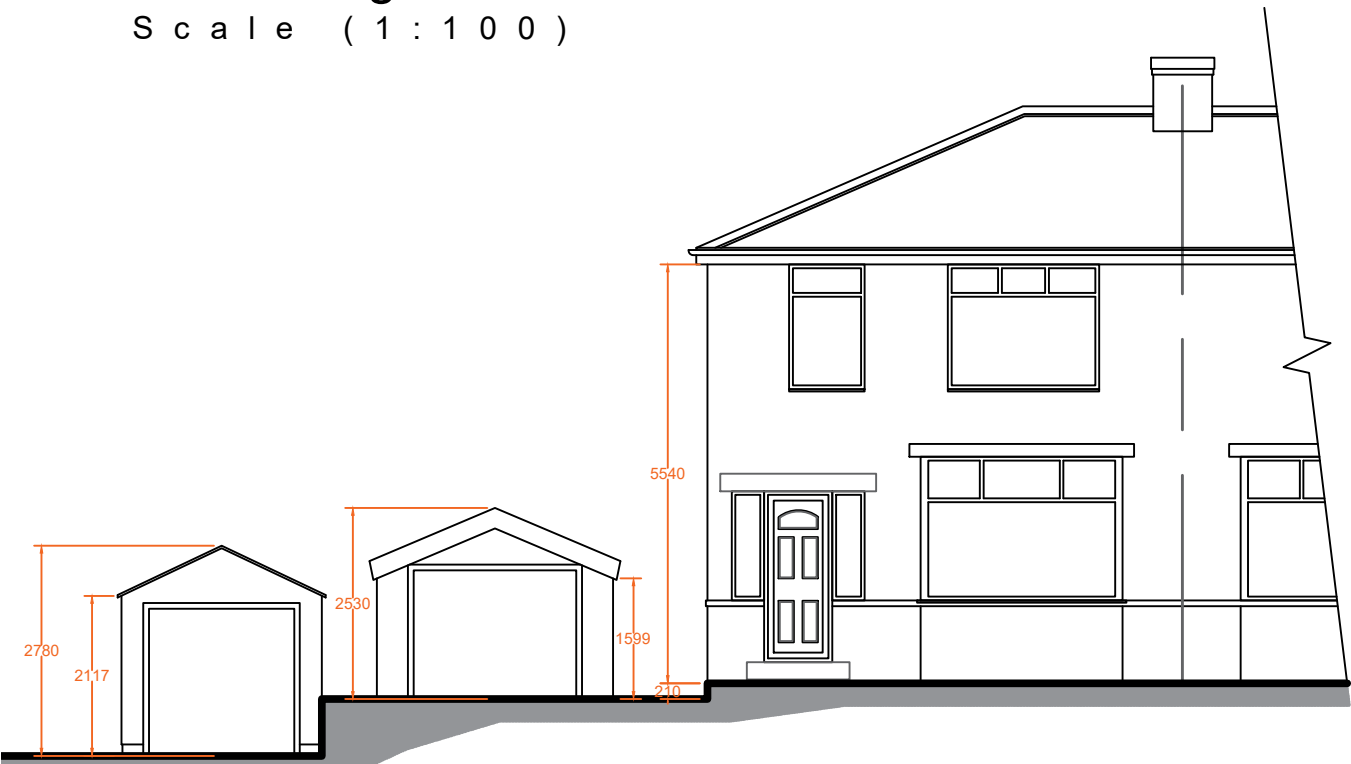
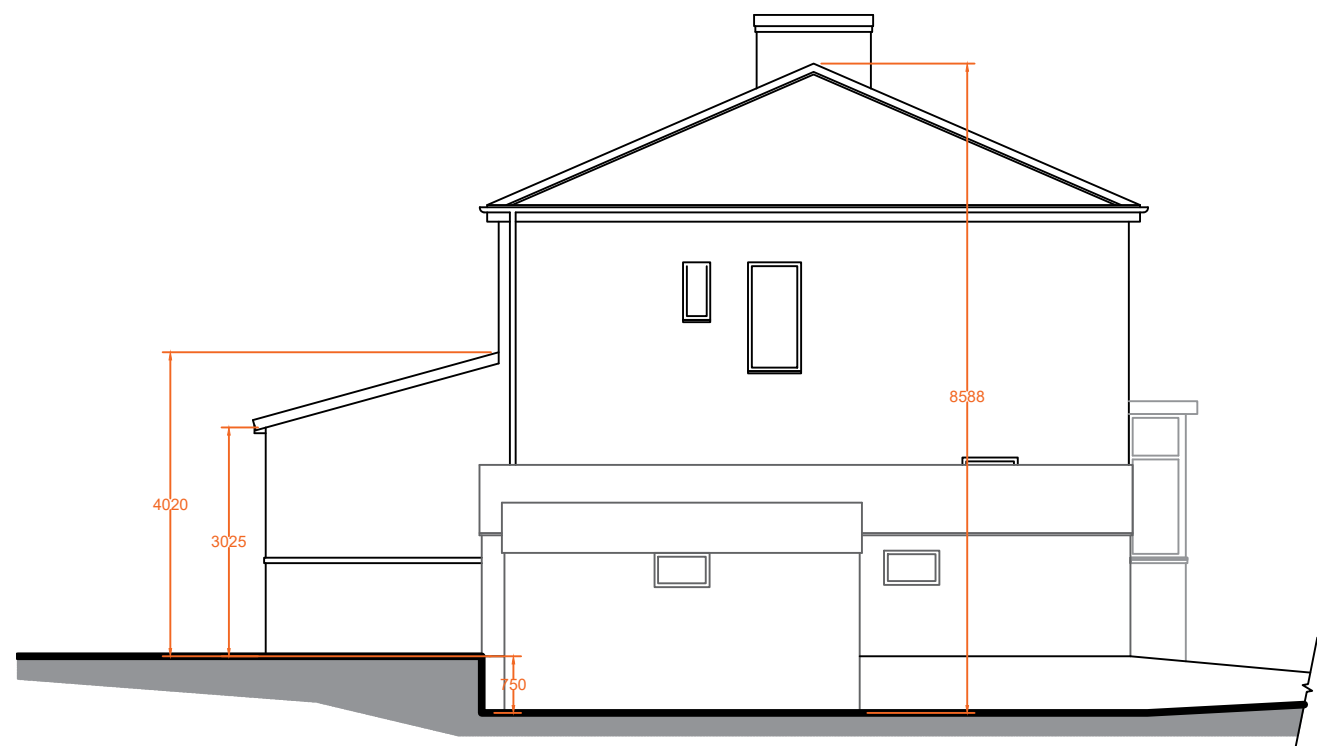




Existing Ground Floor Plan
Scale (1:100)



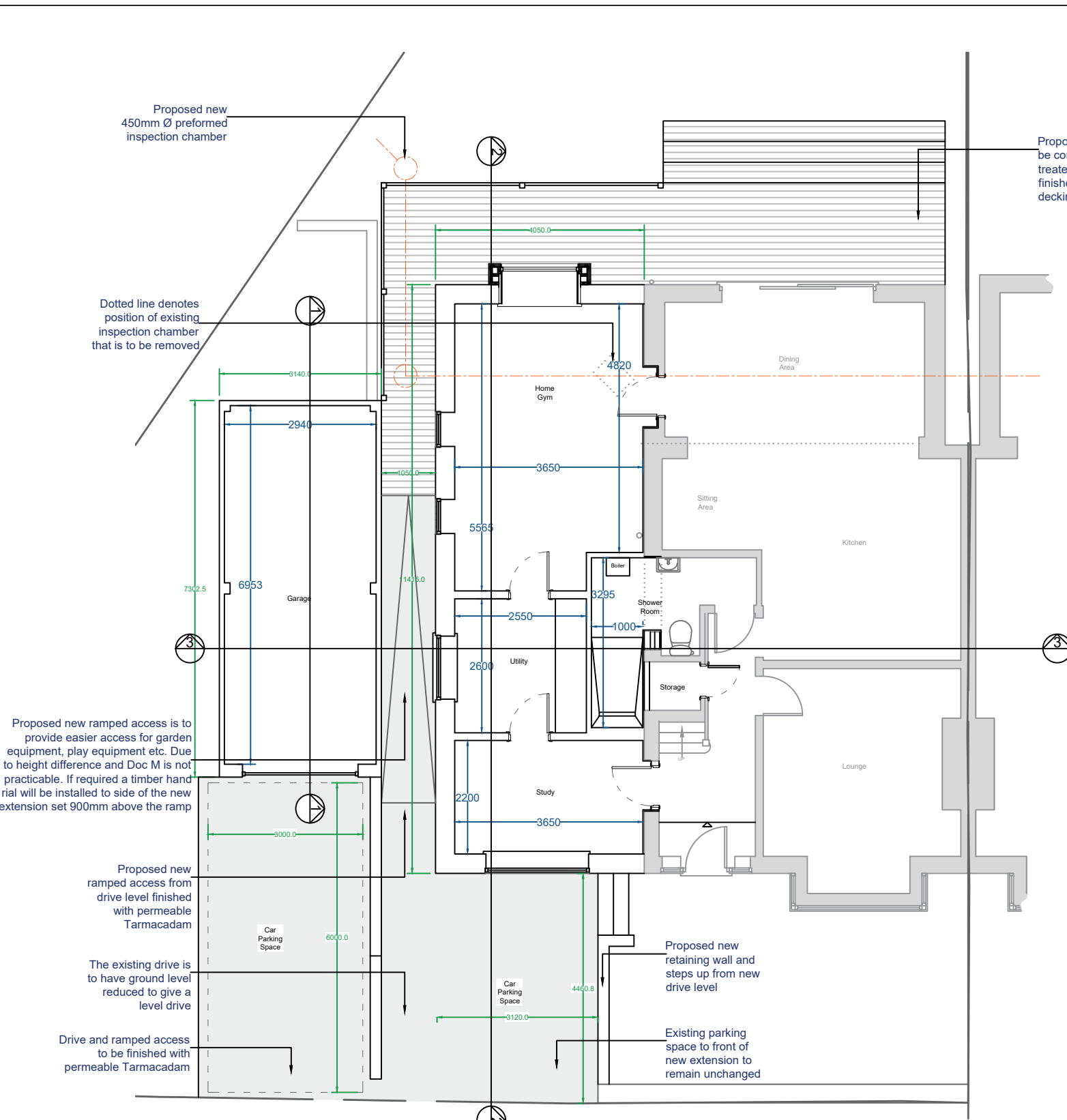
Existing Front Elevation
Scale (1:100)



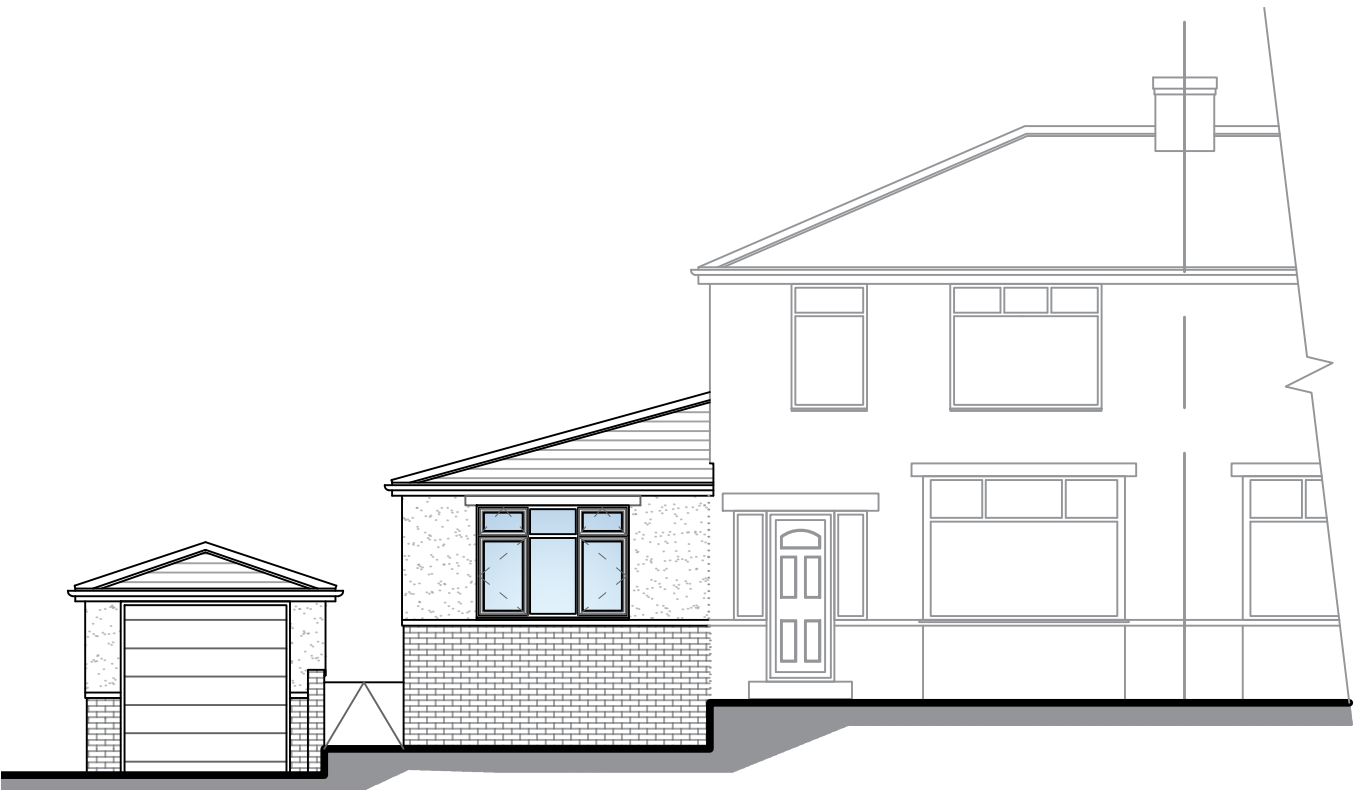
Existing Side Elevation
Scale (1:100)



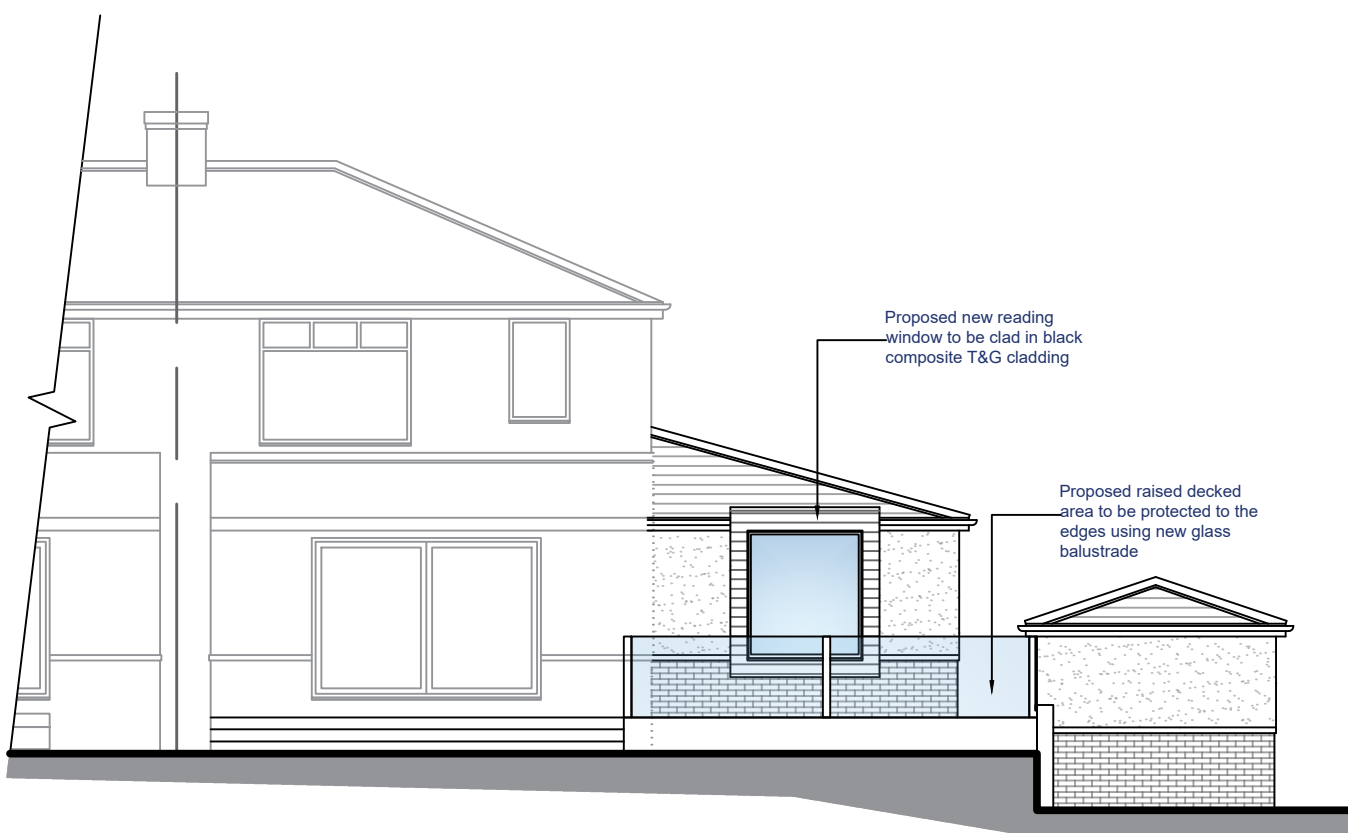
Existing Rear Elevation
Scale (1:100)



Proposed Ground Floor Plan
Scale (1:100)



Proposed Front Elevation
Scale (1:100)



Proposed Rear Elevation
Scale (1:100)

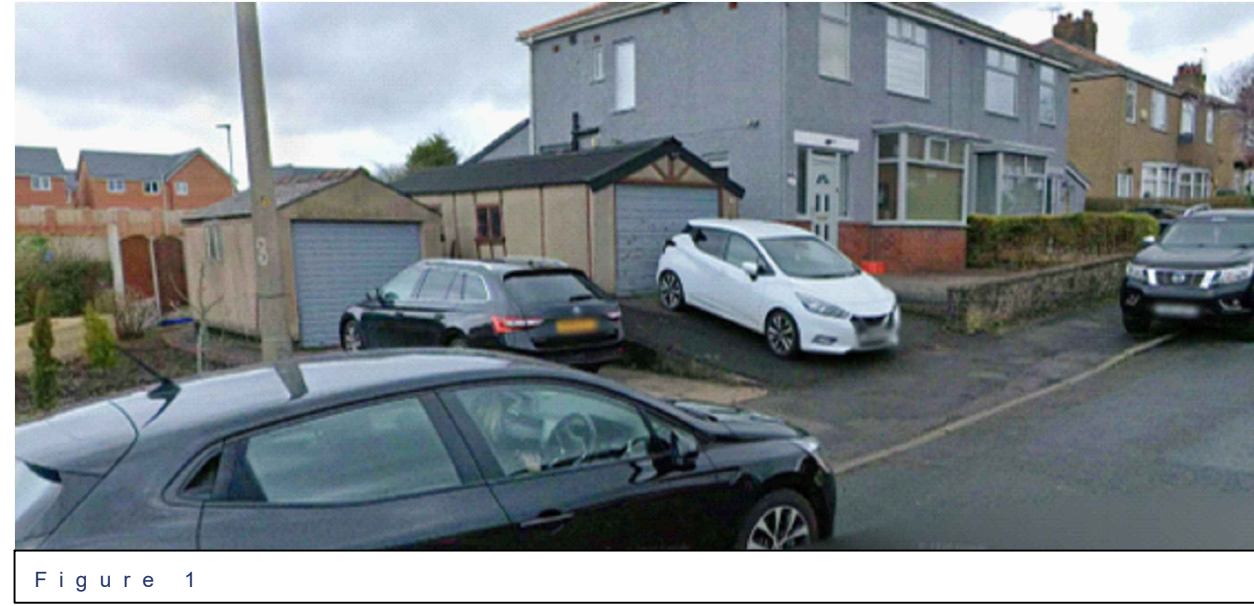


Figure 1

Design Notes:

On-site Parking Arrangements

The proposed parking arrangements reflect the established baseline condition of the site, maintaining two off-street parking spaces. Whilst Space 1 fully complies with the Local Planning Authority's dimensional standards, Space 2 retains its existing, sub-standard dimensions. Crucially, as demonstrated in Figure 1, both spaces are currently in active, daily use by domestic vehicles without causing obstruction to the highway or compromising site access. Given that the proposal results in no net reduction of parking provision, no increase in bedroom count, and no intensification of use over the baseline situation, the retention of the existing layout is considered entirely functional and acceptable in planning terms.

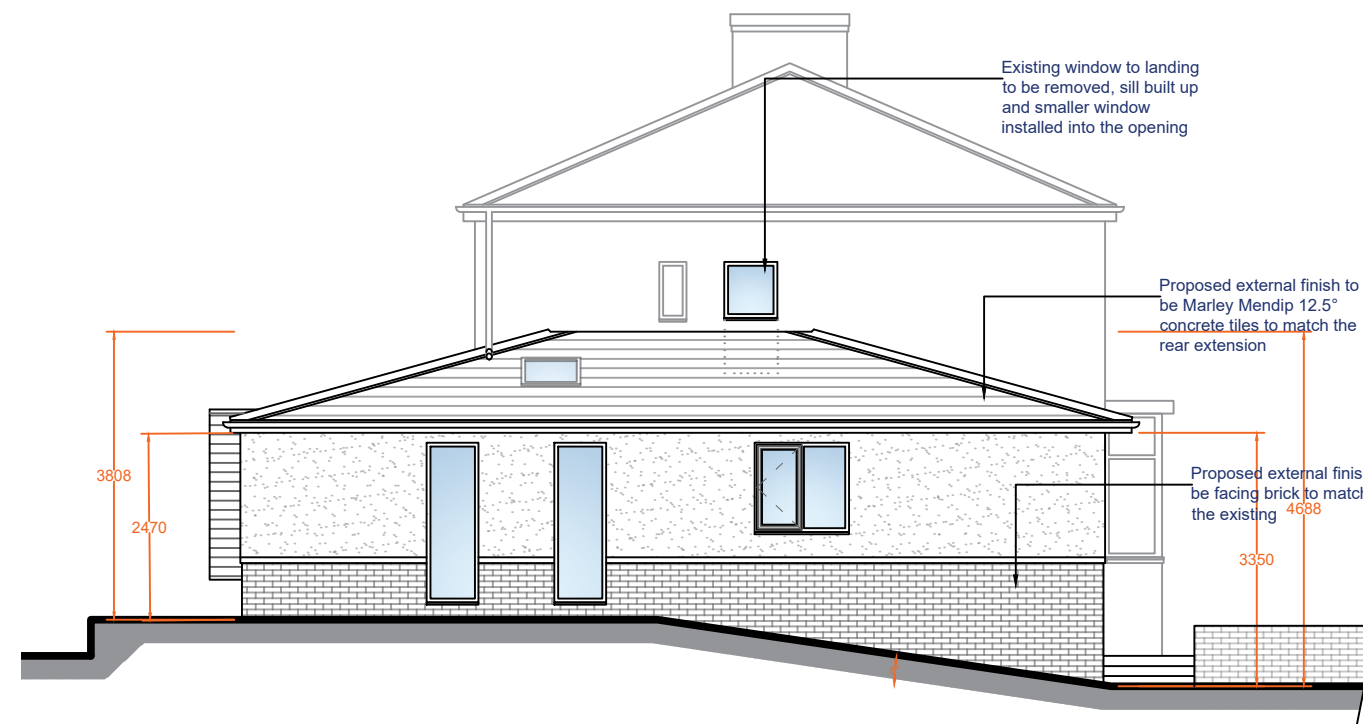
Assessment of Green Belt Impact and Site Openness

The proposed single-storey side/rear extension and replacement detached garage represent a carefully considered, net-volume reduction strategy that fully respects the openness of the Ribbles Valley Green Belt. While the combined gross volume of the new build equates to the proposal directly replaces two existing outbuildings totalling, resulting in a modest net volume increase of just -representing a net-addition over the original host dwelling. This spatial increase is heavily mitigated by consolidating the previously scattered outbuilding footprints into a single attached extension and unified garage. Furthermore, the physical location of the site-boundary by established residential curtilages along Barker Lane, positioned from the adjacent property, and set directly in front of the new housing development to the rear-ensures that the proposal is viewed strictly within an established built-up backdrop. As such, the scheme preserves the spatial openness of the Green Belt and causes no encroachment into the wider countryside, complying fully with the principles of NPPF Paragraph 154(c) and Key Statement EN1 of the Ribbles Valley Core Strategy.

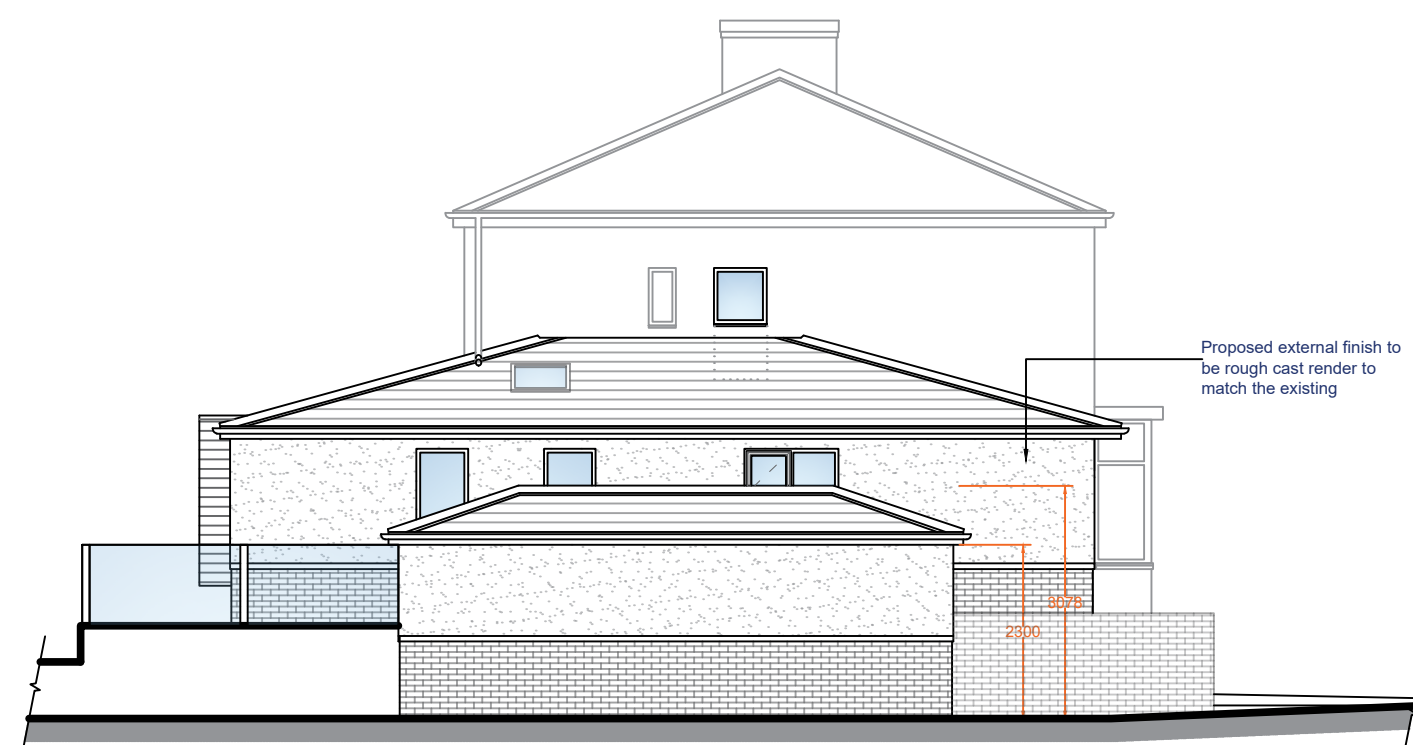
Visual Amenity, Design Integrity, and Vernacular Alignment

In accordance with Policy DMG1 of the Ribbles Valley Core Strategy, the design of both the single-storey extension and the replacement garage has been explicitly tailored to reflect the architectural character, materials, and proportions of the principal dwelling. Both structures incorporate traditional hipped rooflines, rough-cast render, and matching facing brickwork to ensure a cohesive visual relationship across the plot. By utilising hipped roofs, the massing of both elements is drawn inward and kept low to the eaves, softening the visual transition along the side elevation and minimising any perception of bulk when viewed from the Barker Lane

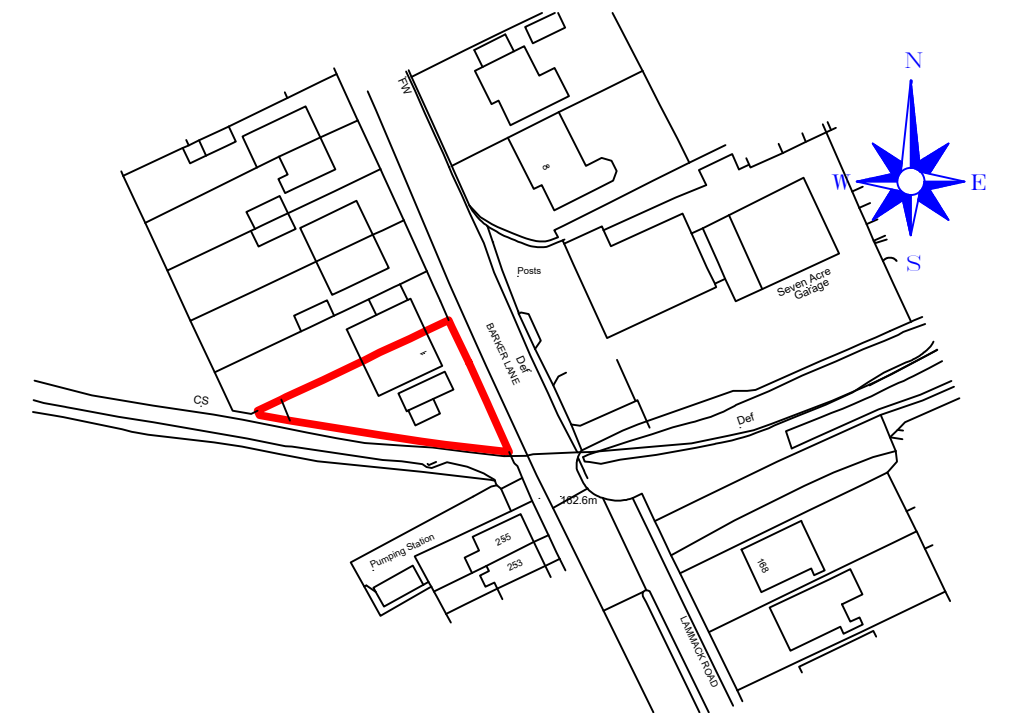
Main House Floor Area	- 107m ²
Main House Volume	- 417m ³
Garage 1 Floor Area	- 21m ²
Garage 1 Volume	- 58m ³
Garage 2 Floor Area	- 9m ²
Garage 2 Volume	- 30m ³
Proposed Side Extension Floor Area	- 39m ²
Proposed Side Extension Volume	- 159m ³
Proposed Detached Floor Area	- 18m ²
Proposed Detached Garage Volume	- 64m ³



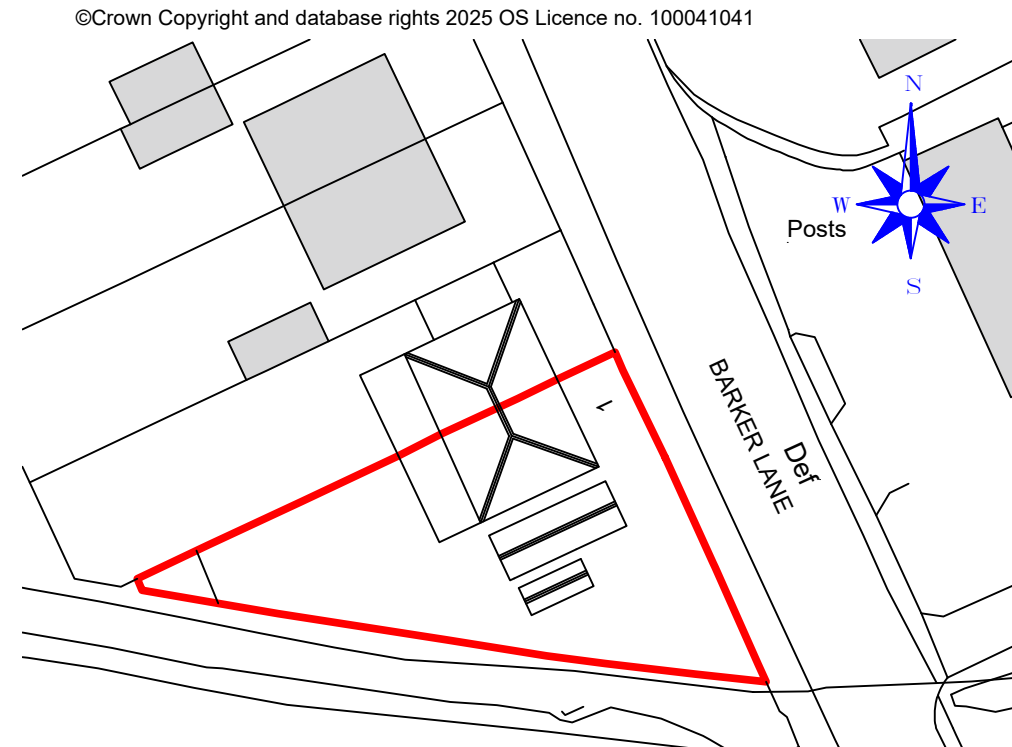
Proposed Side Elevation
Scale (1:100)



Proposed Garage Elevation
Scale (1:100)



Location Plan
Scale (1:1250)



Existing Site Plan
Scale (1:500)



Proposed Site Plan
Scale (1:500)

IMPORTANT NOTES:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL RELEVANT BRITISH STANDARDS SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. WHERE WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED OFF MEASUREMENTS BUT THEY MUST BE STILL CHECKED ON SITE OR BY REFERENCE TO THE AGENT.
THE PARTY WALL ACT CAN APPLY TO CERTAIN KINDS OF DEVELOPMENT WHERE YOU ARE BUILDING EXTENSIONS OR ALTERING BUILDINGS CLOSE TO YOUR NEIGHBOUR'S PROPERTY.
PLEASE NOTE THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY WALL SURVEYOR. FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS, YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT: [WWW.ODPM.GOV.UK](http://www.odpm.gov.uk). PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.
IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR, THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON [WWW.HSE.GOV.UK](http://www.hse.gov.uk).

WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURATE MEASUREMENTS, THE NATURE OF THE BUILDING DESIGN PROCESS IS SUCH THAT ALL MEASUREMENTS ARE TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

A	Additional information noted on plan at request of L.P.A	15/09/2026	
Revision		Date	
HOLDEN Lancashire L I M I T E D 83 Blackburn Road, Rishton, BB1 4ER Mob: 07738162386 Email: james@holdenlancs.com Web: www.holdenlancs.com			
Drawing Title: Proposed Single Storey Side Extension, Demolition of Existing Garages and Construction of New Detached Garage			
Site Location: 1 Barker Lane, Mellor, Blackburn, BB2 7ED			
Drawing Status: Proposed Plan			
Date: 17/08/2026	Drawn by: JHolden	Scale: 1:50/1:100 @ A1	Rev: 002
Client: Mr & Mrs Akram			Revision: A.

