PLANNING STATEMENT

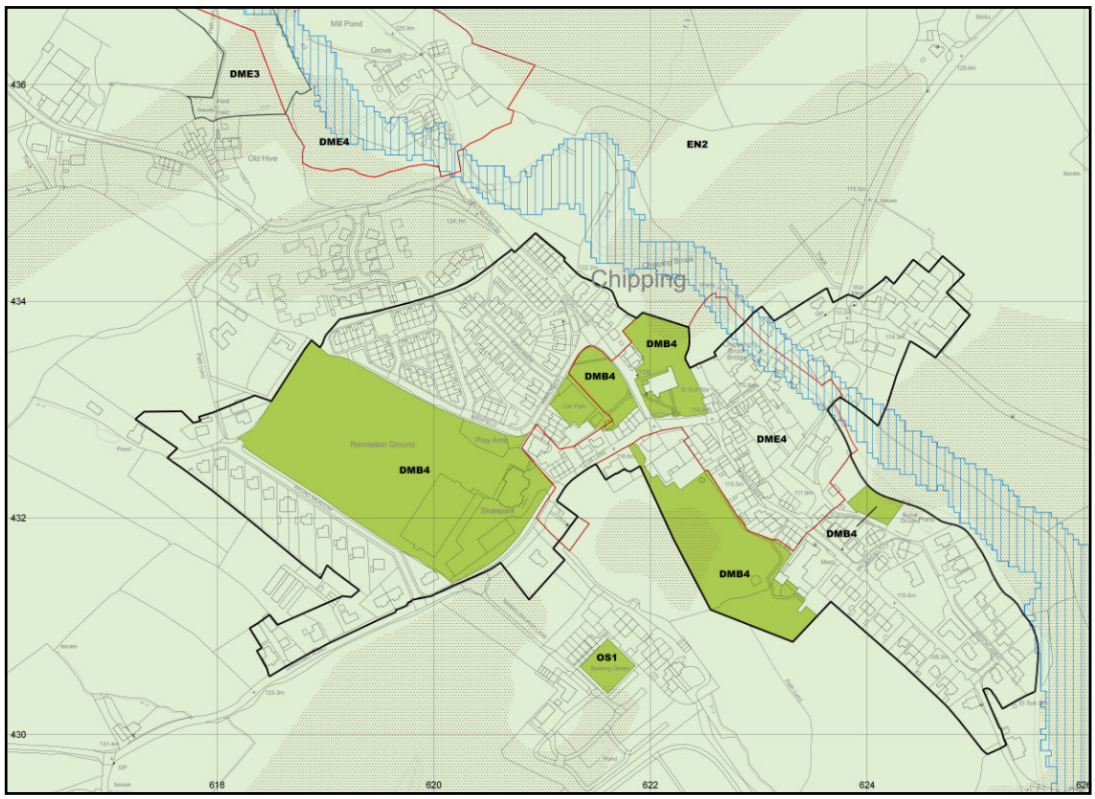
R T DESIGN

Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB

PROPOSED CONVERSION OF THE INTEGRAL GARAGE TO A HABITABLE ROOM AT 10 BROAD MEADOW, CHIPPING, PRESTON, PR3 2GH.

This statement is being submitted as part of a Certificate of Lawfulness planning application to determine the current position with regards to Permitted Development on the property at 10 Broad Meadow, Chipping.



Inset 7 - Chipping 1:2500

The above map is Sheet 4 of the proposals map from the adopted policies in the Ribble Valley Local Plan. Broad Meadow is the road to the south west of the area shown as within the Settlement Boundary (DS1) but is also shaded as being in an Area of Outstanding Natural Beauty [ANOB] (EN2).

The Planning Portal details that permitted development rights are restricted in Designated Areas such as ANOB land, under the Town and Country Planning Act for Article 2/3 land.



Front elevation of 10 Broad Meadow

The proposed development would include the conversion of the front part of the attached garage into a habitable room and possibly the addition of a porch extension to the existing side elevation external door and a pitched roof to the existing front and rear dormer with an additional dormer extension to the rear.

Does the ANOB classification still apply within the Settlement boundary ? Would the conversion of the garage, the porch(un 3sq metres) and the dormer roof still be permitted within the designation of article 2/3 land within the Town and Country Panning Act ?