

Bowling Green House Farm

Broadhey Lane, High Moor

Wrightington WN6 9BD

Certificate of Lawfulness for proposed building operations under Section 192(1) of the 1990 Town and Country Planning Act, as substituted by the Planning and Compensation Act 1991 for extension and alteration to the existing dwelling including the erection of rear extension.

SUPPORTING STATEMENT

FEBRUARY 2024

Mr P & Mrs S Dennis

c/o Concept Building Design Services Ltd

INTRODUCTION

This application is for a Certificate of Lawfulness for a proposed rear extension to the residential property Bowling Green House Farm, Broadhey Lane, Wrightington, WN6 9BD.

This is a re-submission following a previously refused application (2023/0619/LDP – Rear extension and porch) with amendments to the design that will now be compliant.

This statement should be read in conjunction with all the documents submitted online.

DESCRIPTION OF SITE

Bowling Green House Farm is an existing residential property set over two floors with 5 bedrooms and large gardens situated on Broadhey Lane in Wrightington.

The property falls within the boundary of West Lancashire Borough Council.

Accessed off Broadhey Lane via an existing driveway.

The property is located within the Green Belt but there are no heritage assets.



PROPOSED DEVELOPMENT

The proposed rear extension will be single storey and will be constructed of materials matching the existing property.

The proposed rear extension will extend 4m from the existing elevation.

Research of previous planning history has established that although the property was extended on the first floor in this elevation in the 1980s, the ground floor extension dates prior to 1948 and therefore must be considered original.

Amendments have been made to ensure that the proposed rear extension will only be in contact with the original building.

CONCLUSION

We consider that this proposed rear extension meets the criteria within GPDO and does not require a full planning application.

If you require any further information please contact our agent or ourselves.