



CASE STUDY

Residential Development

CLIENT:
Private Landowner

SITE:
Moss Grove Cottage, Wood Lane, Lathom, Ormskirk.

An application for a replacement dwelling in the Green Belt was made to West Lancashire Borough Council by Hourigan Connolly.

This application was accompanied by a Lawful Development Certificate application, which sought to demonstrate and establish what could be built under permitted development rights at the existing dwelling.

The application demonstrated what extent of extensions could be made to the existing dwelling under permitted development rights and other external structures and outbuildings, all of which provide a genuine fall-back position and starting point for the assessment of a replacement dwelling in the Green Belt.

The LPA refused the application and an appeal was subsequently made and allowed. The

Inspector agreed with the majority of the permitted development case and argument put forward and concluded that the proposed replacement dwelling would not be materially larger than the existing dwelling and therefore does not comprise inappropriate development in the Green Belt.