

PROPOSED NEW DWELLING
Land at Carr Bank Lodge,
Ramsbottom Lane,
Ramsbottom, BL0 9DJ

VARIATION OF CONDITIONS RELATING TO
PLANNING PERMISSION 68885.

Project Overview

A new dwelling is proposed on land behind Carr Bank Lodge, Ramsbottom Lane (planning permission granted 13 February 2024). Most pre-construction conditions have been discharged. Following detailed design and site investigations, the proposal now includes a continuous sheet-piled retaining structure along the rear (north) boundary with a stone façade, and a fully freestanding building with additional ground-floor accommodation.

Key changes:

- Sheet-pile retaining wall with stone facing
- Increased ground floor area
- Additional windows
- PV solar panels and an air-source heat pump
- Increased roof pitch and overall height, offset by lowering the ground-floor level by 300 mm
- Rendered walls changed to ashlar finish stone
- Revised external areas to suit new levels including wrought iron fence to top of retaining wall along Ramsbottom Lane

Revised drawings and details of the PV solar panels and air source heat pump are provided to support this application.