


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	28/05/25	Manager:	KH	Date:	28/05/25
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Application Ref:	3/2025/0335			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				PERMISSION REQUIRED

Development Description:	Prior approval for proposed single storey rear extension under Part 1 Class A of the GPDO 4.15m long, 3.75m high (max) and 2.4m high to eaves. Demolition of existing conservatory and access to the rear and side garden included.
Site Address/Location:	19 Pendle View, Brockhall Village, Old Langho, BB6 8AT.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising no objection to the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
The proposal is assessed against the provision of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History:
No planning history relevant to the determination of this application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a detached two-storey dwellinghouse at no.19 Pendle View. The site to which the proposal relates is located within the defined settlement area of Brockhall and the surrounding area is predominantly residential in character.
Proposed Development for which consent is sought:
The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed pitched-roof single storey side/rear extension, measuring 7.0m by 4.5m with an eaves and ridge height of 2.4m and 3.8m respectively.
Other Matters:

Assessment of the proposal in relation to the provision of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

A.1 Development is not permitted by Class A if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse was not granted by virtue of Class M, MA, N, P, PA or Q of Part 3.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The extension would not exceed 50% of the total area of curtilage of the property.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the proposed extension would not exceed the height of the existing dwelling.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the existing dwellinghouse;

The eaves of the proposed extension would not exceed the height of the eaves of the existing dwelling.

e) the enlarged part of the dwellinghouse would extend beyond a wall which –

(i) forms the principal elevation of the original dwellinghouse, or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The proposed extension would not extend beyond a wall which forms the principal elevation or fronts a highway and forms a side elevation.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse or 3m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 4m.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse or 6m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest. The application property is a detached dwelling and the proposed extension would extend beyond the rear wall of the original property by 4.2m and would not exceed 4m in height. The proposal therefore complies with the above.

h) the enlarged part of the dwellinghouse would have more than a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or

(ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The proposed extension would be single storey.

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

The proposed extension would be within 2m of the boundary of the curtilage; however, the height of the eaves would not exceed 3m.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would –

(i) exceed 4m in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

The proposed development would extend beyond the side elevation of the dwellinghouse. Whilst the extension would not exceed 4m in height or have more than a single storey, the total width of the proposal would measure 7.04m, which would exceed the width of the original dwellinghouse (8.6m) by more than 50%. The proposal therefore fails to comply with above.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

N/A

k) it would consist of or include –

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse;

The proposed development would not include any of the above.

l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse is not built under Part 20.

A.3 Development is permitted by Class A subject to the following conditions –

a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed extension would be constructed in materials to match the existing dwellinghouse.

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed;

The proposal does not include any first-floor windows.

c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extension would not be more than single storey.

Observations/Consideration of Matters Raised/Conclusion:

On the basis of the above, the proposed extension would fail to meet the requirements of criterion (j) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore does not fall to be permitted development in the first instance.

RECOMMENDATION:	Permission Required.
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