


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	04/07/2025	Manager:	KH	Date:	04/07/25
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Application Ref:	3/2025/0447			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				PRIOR APPROVAL NOT REQUIRED

Development Description:	Prior approval for a larger home extension, proposed sunroom – 8m long, 3.35m high (max) and 2.46m high to eaves. To include demolition of existing conservatory.
Site Address/Location:	3 Alston Court, Lower Lane, Longridge, PR3 2XD.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
No representations received.	

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:
3/2007/0228: Proposed front porch in lieu of existing GRP portico (Approved).
3/2000/0242: Extension to and remodelling of house (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a detached two-storey dwellinghouse at no.3 Alston Court, Lower Lane, located within the defined settlement area of Longridge and comprising facing brick wall, uPVC windows and timber doors.
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 single storey rear extension measuring 8m in length and 4.1m in width with an eaves and ridge height of 2.46m and 3.35m 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 8m 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 not be within 2m of the boundary of the curtilage.

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 not extend beyond the side elevation of the dwellinghouse.

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);

The proposed development would not be joined to any existing enlargement of the original dwellinghouse.

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 including facing brick walls and uPVC windows as confirmed by the agent via an email dated 4th July 2025.

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 single storey rear extension would meet the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Adjoining neighbours have been informed of the proposal and no objections have been received from the occupiers of the adjacent properties. As such, prior approval is not required.

RECOMMENDATION:	Prior approval not required.
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