


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR/LW	Date:	29/07/2025	Manager:	KH	Date:	27/08/25
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Application Ref:	3/2025/0539				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	AR/LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Certificate of Lawfulness for a proposed single storey side extension.
Site Address/Location:	7 Aspen Crescent Barrow BB7 9ZL.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>The proposal is assessed against the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).</p>
Relevant Planning History:
<p>3/2017/0064- Approval of Reserved Matters for details of the layout, scale and appearance of the buildings and landscaping for a residential development of 183 dwellings and associated works on the northern part (Parcel A) of the overall site following planning permissions 3/2012/0630 and 3/2016/0820.</p>
<p>3/2012/0630- Outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

This application relates to a detached dwelling in Barrow. The application site is not on any designated land and the surrounding area is predominately residential in nature, being typified of similar detached properties.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single storey extension to the side of the property. It is proposed that the extension will project up to 2137mm sideways.

The extension will benefit from an eave's height of 2527mm and a maximum ridge height of 3620mm.

Principle of Development:

The proposal seeks to determine whether the proposal falls under the realm of permitted development or if full planning consent is required.

Other Matters:

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

In order to be permitted development, the proposal needs to satisfy a number of criteria as comprised in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse.

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, N, P or Q of Part 3 of this Schedule (changes of use);

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P 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 single-story 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 proposed ridge height of the single-story extension (3620mm) does not exceed the height of the highest part of the roof of the existing dwelling.

(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the eaves of the existing dwelling house;

The proposed eaves height of 2527mm would not exceed the height of the eaves of the existing dwellinghouse.

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

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

The proposed single storey extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse.

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

The proposed extension forms a side elevation of the original dwellinghouse but does not front a highway.

(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 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The proposed single-story extension will not extend beyond the rear elevation of the house.

(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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The proposal does not relate to a larger home extension.

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

(i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

The proposed extension does not have more than a single storey.

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

The proposed extension is within two metres of the boundary of the curtilage. However, the maximum height of the eaves is 2527mm and therefore the proposal complies with the above.

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

(i) exceed 4 metres in height,

(ii) have more than one storey, or

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

The proposed extension would extend beyond the side elevation of the dwellinghouse. However, the proposal is single storey, less than 4m in height and does not have a width greater than half the width of the original dwelling.

(k) it would consist of or include—

(i) the construction or provision of a veranda, 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 proposal does not consist of or 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 of this schedule.

A.3 Development is not permitted by Class A subject to the following considerations –

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

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

b) any upper-floor windows 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; and

No first-floor windows in a wall or roof slope forming a side elevation are proposed.

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 reasonably practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extension would not have more than a single storey.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development constitutes permitted development under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the conditions outlined in A.3 of this Part.

RECOMMENDATION: That the Certificate of Lawfulness be granted.