


Report to be read in conjunction with the Decision Notice.								
<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>01/10/25</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>1.10.25</b>

<b>Application Ref:</b>	3/2025/0623			 Ribble Valley Borough Council www.ribblevalley.gov.uk
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>PERMISSION REQUIRED</b>

<b>Development Description:</b>	Prior notification for demolition of existing conservatory and construction of proposed single storey rear extension 6m long, 4.2m wide, 2.6m high to eaves and 3.5m high to ridge under Part 1 Class A of the GPDO.
<b>Site Address/Location:</b>	Gleneagles, Clitheroe Road, Whalley, BB7 9AQ.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One letter of objection has been received raising concerns that the proposed extension would have a detrimental effect by virtue of the loss of light and being unsightly due to its dimensions. Concerns have also been raised regarding the impact upon shared boundaries and possible encroachment.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
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).
<b>Relevant Planning History:</b>
3/2008/0201: Replacement of existing garage (Approved).
3/2004/0727: Conservatory (Approved).
3/2003/0072: Two storey rear extension. Re-submission (Approved).
3/2002/0755: Two storey rear extension (Refused).
3/1999/0308: Erection of porch to front of house (Approved).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>

The application relates to a two-storey semi-detached dwellinghouse known as Gleneagles, located to the western side of Clitheroe Road within the defined settlement area of Barrow. The property comprises brickwork and render to the external elevations, slate roof tiles and uPVC windows and doors and benefits from an existing two-storey side/rear extension, conservatory and detached outbuilding.

**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 6m in length and 4.2m in width with an eaves and ridge height of 2.6m and 3.5m 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 highest 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 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 3m. However, the application is for a larger home extension.**

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 semi-detached dwelling, and the proposed extension would extend beyond the rear wall of the original property by 6m 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 if 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 2 metres 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 curtilage boundary; however, the eaves height 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 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 adjoin the existing two-storey side/rear extension which was granted consent under application reference 3/2003/0072. The total enlargement, being the proposed extension together with the existing two-storey extension, would exceed the limits set out in sub-paragraphs (h), (i) and (j) insofar that the enlargement would have more than a single storey and extend beyond the rear wall of the original dwellinghouse more than 3m, be within 2m of the curtilage boundary and have a maximum eaves height greater than 3m, and extend beyond the side elevation of the original dwellinghouse with more than a single storey, a height in excess of 4m and width greater than half the width of the original dwellinghouse. As such, the proposal fails to comply with criterion (ja) and therefore does not fall to be permitted development in the first instance.**

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 proposed development would not include any of the above.**

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

**The dwelling is not built under Part 20.**

A.2 Development is not permitted by Class A subject to the following conditions –

a) the materials to be 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 extension would utilise slate roof tiles and render which would be of a similar appearance to the external facing materials featured to 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 practical, be the same as the roof pitch of the original dwellinghouse.

**The proposed extension would not be more than single storey.**

**On the basis of the above, the proposed development does not meet the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is not defined as permitted development.**

Whilst the proposed development is not defined as permitted development and so no further assessment is necessary, an assessment as to whether prior approval would have been required has been made in the interest of completeness/ transparency.

Adjoining neighbours have been informed of the proposal, and one objection has been received. In this respect sub-paragraph A.4 (7) states:

*Where the owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.*

**The application property is adjoined with the neighbouring dwellinghouse known as Amber Lea to the north, with Springkell being the adjacent property to the south. No. 110 Clitheroe Road also shares a common boundary with the application site to the front, separated by the highway.**

**The proposed extension would incorporate a large element of glazing to the western facing rear elevation and southern side elevation. Despite this, the proposed openings would not have a direct interface with any neighbouring residential properties so as to result in any new opportunities for direct**

overlooking or loss of privacy. The openings would provide views solely towards the private amenity space associated with the application property and would be similar to the views afforded by the window configuration featured to the existing dwellinghouse.

The proposed extension would project 6m along the common boundary with Amber Lea which benefits from an existing window opening to its rear elevation, adjacent to the boundary with the application property. Whilst the development would replace the existing conservatory featured to the rear of the application property, it would project approximately 2.6m further along the aforementioned shared boundary with a height of 3.5m. The rearward projection of the extension, together with its southerly position in relation to Amber Lea would result in a detrimental impact upon the neighbouring occupants by way of overshadowing and loss of light to the aforementioned window.

With respect to Springkell, the proposed extension would not result in any measurable undue harm upon these neighbouring residents. The development would be set approximately 4.8m from the common boundary and adequately screened by the application property's existing two-storey extension and detached outbuilding, as well as the neighbouring garage.

Given the proposal would be directed solely to the rear of the dwelling, no impact would be resultant with respect to the residential properties located to the opposite side of Clitheroe Road.

In view of the above, it is determined that were the development to fall as permitted development in the first instance, the proposed extension would unduly impact upon the residential amenities of the adjacent property known as Amber Lea to the extent that prior approval could not be granted.

**Observations/Consideration of Matters Raised/Conclusion:**

On the basis of the above, the proposed single storey rear extension fails to meet the requirements of sub-paragraph (ja) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the development fails to fall as permitted development in the first instance and formal planning permission is required.

<b>RECOMMENDATION:</b>	That planning permission is required.
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