

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	25/09/25	Manager:	KH	Date:	25/09/25
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Application Ref:	3/2025/0630			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for proposed loft conversion and rear dormer.
Site Address/Location:	1 Pasture Grove, Whalley, BB7 9SJ.

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:

Schedule 2 Part 1 Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at No.1 Pasture Grove. The property comprises render and brickwork to the external elevations, along with grey roof tiles and black uPVC windows and doors, and benefits from an existing conservatory to the eastern elevation. The proposal site forms a corner plot located at the junction of Pasture Grove with Pendle Drive within the defined settlement boundary of Calderstones.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for a proposed loft conversion including the construction of a rear dormer extension and addition of 1no. rooflight to the front roof slope.

The proposed dormer would project 2.3m from the roof slope of the application dwellinghouse, with a length and height of 8.4m and 2.5m respectively.

Other Matters:

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

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof and

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

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

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

b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed development would not exceed the height of the highest part of the existing dwellinghouse.

c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms a principal elevation of the dwellinghouse and fronts a highway;

The proposed dormer would not extend beyond the plane of any roof slope which forms a principal elevation of the dwellinghouse and fronts a highway.

d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case;

The application property is a detached dwelling, and the proposed dormer would increase the cubic content of the original roof space by approximately 24.2 cubic metres. The development would therefore comply with the above.

e) it would consist of or include –

- (i) the construction or provision of a veranda, balcony or raised platform, or
- (ii) the installation, alterations or replacement of a chimney, flue or soil and vent pipe;

The proposal would not include any of the above.

f) the dwellinghouse is on article 2(3) land;

The proposal is not on article 2(3) land.

g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) or

The dwelling is not built under Part 20 of this Schedule.

h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

The dwelling has not been enlarged in reliance on the permission granted by Class AA.

B.2 Development is permitted by Class B 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 proposed dormer would be finished in dark grey boarding which would be of a similar appearance to the roof of the main dwellinghouse.

b) the enlargement must be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measuring along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the roof of the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

The eaves of the original roof are to be maintained, and the proposed dormer would not be less than 0.2 metres from the eaves. The dormer would also not extend beyond the outside face of any external wall of the original dwellinghouse.

c) any window inserted on 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 1.7 metres above the floor of the room in which the window is installed.

No windows on a wall or roof slope forming a side elevation of the dwellinghouse are proposed.

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

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for any other alteration to the roof of a dwellinghouse.

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

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

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule.

b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The proposed rooflight would not protrude more than 0.15 metres beyond the roof plane.

c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

The proposal would not be higher than the highest part of the original roof.

d) it would consist of or include –

- (i) the installation, alterations or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alterations or replacement of solar photovoltaics or solar thermal equipment; or

The development would not include any of the above.

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

The dwelling is not built under Part 20 of this Schedule.

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

- a) obscure-glazed; and
- b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

No windows located on a roof slope forming a side elevation of the dwellinghouse are proposed.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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