

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	6/11/25	Manager:	LH	Date:	6.11.25
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Application Ref:		3/2025/0765		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	BT				
DELEGATED ITEM FILE REPORT:				Decision	APPROVAL

Development Description:	Certificate of Lawfulness for proposed single-storey extension to the rear of the property.
Site Address/Location:	Calder House, Settle Road, Bolton by Bowland, BB7 4NT.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

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

Relevant Planning History:**3/1978/0178/P:**

Proposed conversion of barn adjoining Calder House Cottage into additional residential accommodation (Approved)

BO/1590:

Form vehicular access to Calder house Cottage (Approved)

BO/1518:

Extend and alter Calder House Cottage (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a two storey farmhouse property situated on the North-western outskirts of Bolton-by-Bowland within the Forest Of Bowland National Landscape. Access to the property is from Settle Road with the application property forming part of a small cluster of farm properties which includes Calder Farm, Calder View, Chadwicks Farm and Chadwicks Barn. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

This application seeks to establish whether planning permission is required for the construction of a single storey rear extension.

Assessment of proposed development:

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.

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 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 was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule

(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 proposed extension would not exceed 50% of the total area of the curtilage of the dwellinghouse

(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 highest part of the roof of the existing dwellinghouse

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

The eaves height of the proposed extension 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*
- (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 principle elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse

(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 dwellinghouse, or 3 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height;*

The proposed extension would be a single storey structure adjoined to a detached dwellinghouse which would extend beyond the rear wall of the original dwellinghouse by 4.0 metres and measure 3.2 metres in height at its highest point

(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;*

N/A

(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 3 metres, or*
- (ii) be within 7 metres 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 a single storey structure

(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 3 metres;

The proposed extension would not be sited within 2 metres of the boundary of the curtilage of the dwellinghouse

(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 a single storey, or*
- (iii) have a width greater than half the width of the original dwellinghouse;*

The proposed extension would not extend beyond a wall forming a side elevation of the original 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 extension would not exceed the limits set out in sub-paragraphs (e) to (j)

(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 or*

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

The proposed extension would not consist of or include any of the above works and the dwellinghouse to which it would be adjoined to has not been constructed by virtue of Part 20 of this Schedule

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

The proposed development would not consist of or include any of the above works

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

The proposed extension would be a single storey structure

(d) 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 (b) and (c).

The proposed development would not exceed the limits set out in sub-paragraphs (b) and (c)

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

(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 consist of materials of a similar appearance to those used in the construction of the exterior of 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 1.7 metres above the floor of the room in which the window is installed; and

N/A

(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 be a single storey structure

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A subject to the external facing materials being of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.