

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	18/11/25	Manager:	KH	Date:	18/11/25

Application Ref:	3/2025/0834			 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:	Prior notification for proposed single storey rear extension under Part 1 Class A of the GPDO.
Site Address/Location:	Carwood Farm, Hothersall Lane, Hothersall, PR3 2XB.

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: 3/1994/0583: Alterations to create rooms above existing garage, create utility/shower room and new workshop (Approved). 3/1992/0033: Kitchen extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached, two-storey residential property known Carwood Farm, accessed off Hothersall Lane. The property comprises natural stone and slate roof tiles and is located outside of any defined settlement area, on land which benefits from an Open Countryside designation.
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 4.2m in depth and 8m in width with a maximum eaves and ridge height of 2.2m and 3.8m 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 G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (change of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, 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 total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50%.

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 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 extension would not exceed the eaves height 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 the principal elevation of the original dwellinghouse or a wall which fronts a highway and forms a side elevation.

f) 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 have a single storey and would extend beyond the rear wall of dwelling by more than 3 metres; however, the proposal relates to a larger home extension and must therefore be assessed against criterion (g).

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 dwellinghouse is not on article 2(3) land or on a site of special scientific interest and the extension would not extend beyond the rear of the original dwellinghouse by more than 6 metres or exceed 4 metres in height.

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 proposal would not have more than a 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 3 metres;

The proposed extension would be within 2 metres of the curtilage boundary; however, the eaves height would not exceed 3 metres.

- 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 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 development would not adjoin 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 proposal would include none 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 conditions –

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

The proposed extension would be constructed from natural stone and slate roof tiles to match the existing dwellinghouse.

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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 upper-floor windows are proposed in a wall or roof slope forming a side elevation.

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 proposal does not have more than a 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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