



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Anthony and Nicky

Surname

Keenan

Company Name

Address

Address line 1

Monks Barton

Address line 2

Longsight Road

Address line 3

Town/City

Langho

County

Lancashire

Country

Postcode

BB6 8AD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- ☒ Detached
- ☐ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 4 but no more than 8 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- ☒ Yes
- ☐ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- ☐ Yes
- ☒ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

This proposal relates to the rear extension of a former farmhouse situated at Monks Barton, near the village of Billington, close to Clitheroe, just off the A59. The farmhouse is positioned centrally within a large private plot, the majority of which consists of grassed garden space.

There are no adjoining properties in the immediate vicinity. The surrounding land is predominantly farmland, and the A59 runs directly to the south. The nearest neighbouring dwelling is approximately 250 metres to the south-west. The next closest properties comprise a small residential enclave approximately 300 metres to the south-east, and a private detached dwelling approximately 500 metres to the north.

The proposed development consists of a single-storey rear extension to the north-west facing elevation. The extension will not exceed 4 metres in height, measured from the lowest natural ground level, and will not project more than 8 metres beyond the existing rear wall of the dwelling. The design is fully compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015 criteria.

The proposed walls will be constructed from random rubble stone to match the existing dwelling, ensuring a consistent character and no material change from the existing.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

8.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

4.00	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

3.29	metres
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Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name: There are no adjoining premises in the local vacinity to the North of the site. Number: Suffix: Address line 1: Address Line 2: Town/City: Postcode: BB6 8AD
House name: There are no adjoining premises in the local vacinity to the East of the site. Number: Suffix: Address line 1: Address Line 2: Town/City: Postcode: BB6 8AD
House name: There are no adjoining premises in the local vacinity to the South of the site. Number: Suffix: Address line 1: Address Line 2: Town/City: Postcode: BB6 8AD
House name: There are no adjoining premises in the local vacinity to the West of the site. Number: Suffix: Address line 1: Address Line 2: Town/City: Postcode: BB6 8AD

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tristan de Meester

Date

23/10/2025