

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	02/12/25	Manager:	KH	Date:	02/12/25
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Application Ref:	3/2025/0854			 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:	Monks Barton, Longsight Road, Langho, BB6 8AD.

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

Relevant Planning History:

No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a large detached two-storey dwellinghouse known as Monks Barton, accessed off Longsight Road. The property comprises natural stone walling and benefits from an existing front porch, rear conservatory and single storey lean-to to the north-eastern gable. The site to which the proposal relates is located outside of any defined settlement area and 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 8m in depth and 16.2m in width. The proposed extension would incorporate a flat roof form with a height 3.3m as well as a sky light and chimney measuring a maximum of 4m from ground level. To the rear elevation, two sets of aluminium bi-fold doors are to be included. The development would be finished in natural stone to match the existing dwellinghouse.

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 (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.

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 proposed extension would not exceed 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 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 a wall which forms a principal elevation 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 extend beyond the rear wall of the original dwellinghouse by more than 4 metres; however, the proposal relates to a larger home extension and therefore will be assessed against paragraph (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 a site of special scientific interest and the proposed extension would not project more than 8 metres beyond the rear wall of the original dwellinghouse 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 the boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.

The proposed extension 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 not be 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);

N/A – the proposed extension would not adjoin to 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; or

The proposal would include the installation of a chimney; however, Schedule 2 Part 1 Class G covers the installation of a chimney and therefore the development will also be assessed against the limitations and conditions set out in this class.

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 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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed extension would be finished in natural stone walling which would match the external appearance 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 part 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

No upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse are proposed.

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 does not have more than a single storey.

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

G.1 Development is not permitted by Class G 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 virtue of Class G, M, MA, N, P, PA or Q of Part 3.

b) the height of the chimney, flue or soil and vent pip would exceed the highest part of the roof by 1 metre or more;

The height of the chimney would not exceed the highest part of the roof by 1 metre or more.

c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which –

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse; or

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

d) 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.

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 and Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

There are no adjoining neighbours to the proposal site and as such prior approval is not required.

RECOMMENDATION:	Prior approval not required.
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