

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	11/12/25	Manager:	KH	Date:	12/12/25
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Application Ref:	3/2025/0876			 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 detached double garage with solar (plant) room and garden store/ workshop.
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.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2 Part 1 Class E and Schedule 2 Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant Planning History:

3/2025/0834: Prior notification for proposed single storey rear extension under Part 1 Class A of the GPDO 4.6m long, 3.8m high (max), 2.3m high to eaves (Permission Not Required).

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 as 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 Certificate of Lawfulness for the proposed construction of a detached double garage with solar (plant) room and garden store/ workshop. The building would measure 16.2m by 7.5m

with an eaves and ridge height of 2.4m and 4.0m respectively and would include solar panels to south-western roof pitch.

Other Matters:

Assessment of the proposal in relation to the provision of Schedule 2 Part 1 Class E 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 E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for buildings incidental to the enjoyment of a dwellinghouse.

E.1 Development not permitted by Class E 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 (change 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) the total area of ground covered by buildings, enclosures and containers within the curtilage (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, enclosures and containers within the curtilage would not exceed 50% of the total area of the curtilage.

c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

The proposed building would not be sited on land forward of the principal elevation of the original dwellinghouse.

d) the building would have more than a single storey;

The proposal would not have more than a single storey.

e) the height of the building, enclosure or container would exceed –

(i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

The proposed building would not be within 2 metres of the boundary of the curtilage, and the height of the dual-pitch roof would not exceed 4 metres.

f) the height of the eaves of the building would exceed 2.5 metres;

The eaves height of the building would not exceed 2.5 metres.

g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

The building would not be sited within the curtilage of a listed building.

h) it would include the construction or provision of a verandah, balcony or raised platform;

The proposal would include none of the above.

i) it relates to a dwelling or a microwave antenna;

The proposal does not relate to a dwelling or a microwave antenna.

j) the capacity of the container would exceed 3,500 litres; or

The proposal does not relate to a container with a capacity more than 3,500 litres.

k) the dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses).

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

Assessment of the proposal in relation to the provision of Schedule 2 Part 14 Class A 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 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation or alteration etc of solar equipment on domestic premises.

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

a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall of pitched roof slope;

The proposed solar panels would be recessed within the roof of the outbuilding and therefore would not protrude more than 0.2m beyond the roof slope.

b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The proposed solar panels would not be higher than the highest part of the roof of the outbuilding.

ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

The proposal would not be installed on a flat roof.

c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

The proposal site is not located within a conservation area or a World Heritage Site.

d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The proposal site is not designated as a scheduled monument.

e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

The proposed solar panels would not be installed on a building within the curtilage of a Listed Building.

A.2 Development is permitted by Class A subject to the following considerations –

a) solar PV or solar thermal equipment is, so far as reasonably practicable, sited so as to minimise its effect on the external appearance of the building.

The proposed solar panels would be sited on the south-western roof pitch of the outbuilding which would not significantly detract from the external appearance of the building.

b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

The proposed solar panels would not be afforded a high level of visibility from nearby public vantage points and therefore its effect of the amenity of the surrounding area would be minimal.

Observations/Consideration of Matters Raised/Conclusion:

The detached outbuilding constitutes permitted development under Schedule 2 Part 1 Class E and Schedule 2 Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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