


Report to be read in conjunction with the Decision Notice.								
<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>17/12/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>18/12/25</b>

<b>Application Ref:</b>	3/2025/0897			 Ribble Valley Borough Council www.ribblevalley.gov.uk
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Certificate of Lawfulness for proposed erection of detached garden room.
<b>Site Address/Location:</b>	18 Highwoods Park, Brockhall Village, Old Langho, BB6 8HN.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
<b>Relevant Planning History:</b>
3/2025/0700: Proposed erection of detached garden room (Withdrawn).
3/2025/0472: Proposed extension of residential curtilage (Approved).
3/2017/1041: Replace kitchen window area and back door with bi-fold doors facing rear garden. Replace double garage doors to front of house with windows and brick surroundings. Conversion of attic to children's play room. Fitting staircase up from landing, extra insulation, fully floor boarded, internal walls, lighting and radiators (Approved).
3/2011/0941: Proposed detached dwelling with integral garage (Withdrawn).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>
The application relates to a detached two-storey residential property at No.18 Highwoods Park, located on the eastern boundary of the defined settlement area of Brockhall Village.
<b>Proposed Development for which consent is sought:</b>

The application seeks a Certificate of Lawfulness for the proposed construction of a detached garden room. The building would comprise an L-shaped footprint measuring a maximum of 11m by 5m and would incorporate a slight mono-pitch roof form with a maximum height of 2.5m.

**Other Matters:**

Assessment of the proposal in relation to the provisions 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 of case;

**The proposed building would not be within 2 metres of the boundary of the curtilage and its height would not exceed 3 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 microwave antenna.**

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

**The proposal does not relate to a container.**

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.**

**Observations/Consideration of Matters Raised/Conclusion:**

The detached outbuilding, shown on amended drawing 02D, constitutes permitted development under Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<b>RECOMMENDATION:</b>	That the Certificate of Lawfulness be granted.
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