


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	04/02/2026	Manager:	LH	Date:	4/2/26
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Application Ref:	3/2025/0899				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	KH				
DELEGATED ITEM FILE REPORT:					REFUSAL

Development Description:	Prior notification for proposed single storey rear extension 8m long and 3.76m high (max) under Part 1 Class A of the GPDO.
Site Address/Location:	Woodfold Park Stud, Woodfold Park, Mellor BB2 7 QA

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:

The proposal is assessed against the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

3/2023/0944 - Certificate of Lawfulness for proposed erection of rear extensions to the dwellinghouse – Refused, Appeal Lodged and Allowed.

3/2023/0436 - Certificate of Lawfulness for proposed erection of rear and side extensions to the dwellinghouse and construction of a separate building incidental to the enjoyment of the dwellinghouse – Refused.

3/2022/0623 – Proposed conversion of former stud farm stables to form part of residential dwelling and extensions to existing property – Refused.

3/2022/0267 – Removal of condition 5 (Occupancy) and 6 (Residency) of planning permission 3/2007/0252. Resubmission of application 3/2021/1086 – Approved.

3/2021/1086 – Removal of condition 5 (Occupancy) and 6 (Residency) of planning permission 3/2007/0252 – Refused.

3/2007/0252 – Substitution of house type to incorporate a cellar/basement – Approved with conditions.

3/2006/0302 – 1 no. new build dwelling, new build stud farm to house 16 stables, new build hay store (Re-submission) – Approved with conditions.

3/2001/0672 – Convert Woodfold Hall to residential apartments and dwellings, erect dwelling on from stable block, convert Orangery & Deer House to single dwellings, extend Woodfold Park Farm to form dwelling – Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached dwelling in Mellor. The application site does fall within Green Belt and lies within Woodfold Park Historic Park and Garden which is Grade II Listed.

Proposed Development for which consent is sought:

The application seeks to determine whether the proposed rear single storey extension falls under the realm of permitted development or whether full planning consent is required.

Principle of Development:

Permitted development rights are a right to make certain changes to a building or land without the need to apply for planning permission. These derive from a general planning permission granted from Parliament, rather than from permission granted by the local planning authority.

In some circumstances local planning authorities can suspend permitted development rights in their area. Local planning authorities have powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 to remove permitted development rights. While article 4 directions are confirmed by local planning authorities, the Secretary of State must be notified, and has wide powers to modify or cancel most article 4 directions. This site is not affected by any Article 4 Directions.

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 M, N, P or Q of Part 3 of this Schedule (changes of use);

Permission for use as a dwellinghouse was not granted by virtue of Class M, N, P 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 dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);

The proposed extension would not exceed 50% of the total area of curtilage of the property as indicated on the submitted location plan.

(c) the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house;

The height of the proposed extension would not exceed the height of the existing dwelling.

(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the eaves of the existing dwelling house;

The height of the eaves of the proposed extension would not exceed the height of the eaves of the existing dwellinghouse.

- (e) the enlarged part of the dwelling house would extend beyond a wall which –
- (i) fronts a highway; and
- (ii) forms either the principal elevation or a side elevation of the original dwelling house;

The proposed extension would not extend beyond a wall which is considered to front a highway, nor would it extend beyond a side elevation which fronts a highway.

- (f) subject to paragraph (g), the enlarged part of the dwelling house would have a single storey and –
- (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwelling house, or
- (ii) exceed 4 metres in height;

N/A

(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 proposed single storey extension would extend beyond the rear wall of the original detached dwellinghouse by more than 8 metres and would measure 3.76 metres in height to the ridge. Whilst the 8m can be staggered in line with the rear projections, however, measurements of the extension beyond the rear wall should be made from the base of the rear wall of the original house to the outer edge of the wall of the extension. Where the original rear wall is stepped, then each of these walls will form 'the rear wall of the original dwellinghouse'. In such cases, the limits apply to any of the rear walls being extended beyond.

In this case the proposed plans show an 8m rearward projection from the central rear wall of the dwellinghouse as well as an 8m projection from the eastern and western rear walls. However, the extension will not extend beyond the central rear wall of the original dwelling, with the intention being to demolish this section of original wall and infill the area between that wall and the proposed extension with a two-storey extension. Therefore as the proposed extension would not extend beyond the original wall at this point then this wall cannot be used to define the 8m projection. Instead, the proposed extension would extend beyond the western rear wall of the original dwelling, and the LPA's view is that this is the rear wall where the projection should be calculated, and the projection would exceed 8m. Therefore, the proposal fails to meet criteria (g)(i).

- h) the enlarged part of the dwelling house would have more than one storey and –
- (i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

The proposed extension would be single storey.

- (i) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed single storey extension would not be sited within 2 metres of the boundary of the curtilage and will measure 3.76 metres in height to the eaves.

(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 one storey, or
- (iii) have a width greater than half the width of the original dwellinghouse; or

Due to the staggered rear elevation, the original dwellinghouse has a number of side walls as set out in the National Planning Technical Guidance. The proposed extension would extend beyond a side wall of the original dwelling situated between the central and western rear elevation. Therefore, for the proposed extension to be permitted it would need be limited to a width no greater than half the width of the original dwellinghouse. In this case the extension would extend the full width of the property and therefore fails to meet criteria (j)(iii).

(k) it would consist of or include—

- (i) the construction or provision of a veranda, 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
- (ii) an alteration to any part of the roof of the dwellinghouse.

The proposal does not consist of or include any of the above.

The proposal does not satisfy criteria (g)(i) and j)(iii) and therefore is not defined as permitted development. Whilst it is not necessary to go on to consider additional considerations, for completeness the LPA will give a view on the following:-

Conditions A.3

Development is permitted by Class A subject to the following conditions—

a) the materials 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 building is not within a World Heritage Site, a National Park, an Area of Outstanding Natural Beauty or the Broads.

The proposal meets the above criteria.

Notifications

Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

The local planning authority must, when considering the impact, take into account any representations made as a result of the notice given under subparagraph (5); and consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.

As per the requirements of Class A there are no adjacent residents that are required to be informed of the proposal and no prior approval assessment is required.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:	Prior Approval be refused for the following reason:
01	The proposal does not satisfy criteria (g)(i) and (j)(iii) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and therefore is not defined as permitted development.