


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	20/01/26	Manager:	KH	Date:	20/01/26
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Application Ref:	3/2025/0916			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					REFUSAL			

Development Description:	Certificate of Lawfulness for proposed single storey rear extension.
Site Address/Location:	1 St Andrews Road Brockhall Village Old Langho BB6 8BP.

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 A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History:
3/1999/0040: Erection of 7 detached dwellings. (Reserved matters 94/0532) (Approved).
3/1994/0532: Re-development and re-use of Brockhall Hospital to form a mixed-use village consisting of employment uses and residential development up to 400 additional houses (Outline) (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a detached two-storey dwellinghouse at No.1 St Andrews Road located within the defined settlement area of Brockhall Village.
Proposed Development for which consent is sought:
Consent is sought for a Certificate of Lawfulness for the construction of a single storey rear extension projecting 4m from the rear elevation of the application property with a width of 8.9m. A lean-to roof form would be incorporated with a pitched reverse gable feature measuring 2.5m to the eaves and 3.9m to the ridge. The extension would be constructed from brickwork and concrete roof tiles.
As part of the overall proposal, 2no. ground floor windows to the side of the dwellinghouse would also be blocked up.

Other Matters:

Notwithstanding the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), historic planning records show that permitted development rights were removed from a number of properties including the property known as No.1 St Andrews Road as part of the approval for reserved matters application 3/1999/0040.

Condition no.1 of 3/1999/0040 reads as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

Accordingly, the proposed works cannot be undertaken under permitted development and as such will require planning permission via the submission of a householder planning application.

RECOMMENDATION:	That the Certificate of Lawfulness be refused.
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