

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
27 November 2025

PROPOSED REAR DORMER CONSTRUCTIONS AT HOLLY HOUSE, RIMINGTON, LANCASHIRE

This statement details the relevant class which the proposal relates to support the Lawful Development Certificate application to RVBC for the alterations and dormer extension at the rear of Holly House, in order to validate the submission and allow the case officer to assess all the facts. The following should be read in association with the application drawings.

CLASS B – ADDITIONS ETC TO THE ROOF

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

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

The roof height of the dormer extension does not exceed the existing as approved ridge height

- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

N/A

- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

Existing roof volume prior to the uplift = 80m³

New roof volume post uplift = 98m³

The two new dormer constructions have a cumulative volume of 27m³

Total volume increase for the proposal (Dormers plus roof uplift) = 45m³

(e) it would consist of or include –

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

N/A

(f) the dwellinghouse is on article 2(3) land

N/A

B.2 Development is permitted by Class B subject to the following conditions –

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The standing seam dark grey cladding and rubber membrane roof will blend with the existing house roof

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

The dormer is set back up the slope of the roof by more than 200mm

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –

(i) obscure-glazed, and

(ii) non-opening unless the parts 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

N/A

Supporting information includes :-

Application form

Existing plans

Existing elevations

Proposed plans

Proposed elevations

Visuals
Site plan

