

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	29/01/2026	Manager:	KH	Date:	30/01/26
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Application Ref:	2025/0937			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for proposed rear dormers.
Site Address/Location:	Holly House, 8 Station Road, Rimington BB7 4DR.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Relevant Planning History:

3/2025/0675: Proposed replacement roof structure including demolition of chimney stack to create two additional bedrooms and shower room and introduction of Juliet balcony to northern side gable. (approved)

3/2025/0339: Proposed two-storey extension to side with integral balcony. (refused)

3/2025/0052: Proposed first floor extension above existing lean-to extension featuring overhang and integral balcony (refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached dwelling within the defined settlement limits of Rimington. The application site is not on any designated land, and the surrounding area is predominantly residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the construction of a rear dormer extension to accommodate two first-floor bedrooms. This application seeks to determine whether the proposed works constitute permitted development or whether full planning consent is required.

Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015:

In order to be permitted development, the proposal needs to satisfy a number of criteria as comprised in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse.

Class B – Dormers

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

The proposed dormer extension would not exceed the highest part of the existing roof.

(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;

The proposed dormer extension would not extend beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse.

(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;

The application dwelling is detached and therefore the overall volume increase must be 50 cubic metres or less.

The existing dwelling has consent for a roof lift which increases the original roof volume by 18 cubic metres. The proposed dormer extensions will increase the original roof by a further 27 cubic metres. The overall increase is therefore 45 cubic metres and compliant with the above.

(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; or

The development would not consist of any of the above.

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

The dwelling is not sited on article 2(3) land.

Conditions

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

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

The proposed dormer would be constructed in similar materials to the existing dwelling.

(b) the enlargement must be constructed so that—

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

The proposal meets the 0.2 metre criteria.

The proposal meets the above criteria to be classed as permitted development.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class B. The external facing materials being of a similar appearance to those used in the construction of the exterior of the existing dwelling house compliant with condition B.2(a).

RECOMMENDATION:

That the certificate of lawfulness be granted.