


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/01/26	Manager:	KH	Date:	30/01/26
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Application Ref:	3/2025/0952			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for proposed loft conversion.
Site Address/Location:	Annexe 47 Elevedene, Lower Lane, Longridge, PR3 3SQ.

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 C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History:
3/2025/0331: Proposed single storey extension to rear (Approved).
3/2013/0092: Proposed extension and alteration to existing double garage to enable annex facility including link to house (Approved).
3/2006/0581: Proposed conversion (partial) of garage to form disability room (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to an annex attached to a semi-detached, two-storey dwellinghouse known as Elevedene, No.47 Lower Lane, Longridge.
Proposed Development for which consent is sought:
Consent is sought for a Certificate of Lawfulness for a loft conversion including the addition of 4no. rooflights to the south-western facing roof pitch of the annex.
Other Matters:

Assessment of the proposal in relation to the provisions of Schedule 2 Part 1 Class C 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 C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for any other alteration to the roof of a dwellinghouse.

It is noted that the proposal relates to the annex approved under application ref: 3/2013/0092; however, as the annex is attached to the main residential property at No.47 Lower Lane, it is considered to form part of the dwellinghouse and therefore benefits from permitted development rights in this particular instance.

C.1 Development is not permitted by Class C 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 of this Schedule (changes 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 alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The proposed rooflights would not protrude more than 0.15 metres beyond the plane of the roof slope.

c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

The proposal would not be higher than the highest part of the roof.

d) it would consist of or include –

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; or

The development would not consist of or include any of the above.

e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwelling is not built under Part 20.

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

Development is not permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

- a) obscure-glazed; and
- b) 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 windows are installed.

The proposed rooflights would be located on a roof slope forming a side elevation of the dwellinghouse; however, the plans received on 15th January 2026 show the rooflights to be obscure glazed and non-opening. The development therefore complies with the above.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development, as detailed on amended plan dwg no. 2536-02 Rev A, constitutes permitted development under Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the condition outlined in C.2 of this Part.

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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