


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	06/02/2026	Manager:	KH	Date:	09/02/26
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Application Ref:	3/2025/0963			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>					
Date Inspected:	N/A	Site Notice:	N/A						
Officer:	EP								
DELEGATED ITEM FILE REPORT:					REFUSAL				

Development Description:	Certificate of Lawfulness for proposed replacement side external door and new extract fan to rear.
Site Address/Location:	Well House Wigglesworth Road Slaidburn BD23 4SY.

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:

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

Relevant Planning History:

1991/0099: structural alterations for resumption of residential from agricultural use. (approved with conditions, PD removed)

1990/0662: resumption of residential use of existing farmhouse building. (approved with conditions, PD removed).

1990/0148: Certificate of Lawfulness, section 53 determination for resumption of residential use. (refused, permission required).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached farmhouse dwelling accessed via Wigglesworth Road and in Slaidburn. The application site is within the designated National Landscape and the surrounding area is both agricultural and residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the introduction of an extraction ventilation fan to the rear elevation of the property along with the replacement of the existing timber porch door with composite.

Principle of Development:

The application seeks to determine as to whether the proposed works can be undertaken pursuant to the rights afforded under Schedule 2, Part 1, Class A and G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) without the benefit of having to seek planning permission.

Observations/Consideration of Matters Raised/Conclusion:

Notwithstanding the requirements of Schedule 2, Part 1, Class A and G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), historic planning records show that permitted development rights were removed from the residential dwelling to which the application relates pursuant to condition 2 of planning permissions 3/1990/0662 and reinforced in condition of planning permission 3/1991/0099.

Both of aforementioned consents relate to the resumption of the farm building for residential use, with the later of two also involving external alterations. The condition removing permitted development rights stipulates that no extensions or external alterations to the dwelling shall take place, including those allowed under Schedule 2, Part 1, Classes A to E of the GPDO. Class G is a later addition to the GPDO and is therefore not explicitly reference within the condition, however, given the works to introduce the external vent consist of works to the exterior of the dwelling, these also require planning permission as stipulated by the condition.

Accordingly, the proposed works cannot be constructed under permitted development and as such would necessitate formal approval via a householder planning application.

RECOMMENDATION:

That the certificate of lawfulness be refused for the following reason(s):

1.

Permitted Development rights were removed from the property to which the application relates, pursuant to condition 2 of application 3/1990/0662 and reinforced by condition 2 of application 3/1991/0099.

Accordingly, given the dwelling does not benefit from Permitted Development Rights as afforded under Schedule 2, Part 1, Class A and H of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the development would necessitate the need for formal approval via a householder planning application.