

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	07/05/2026	Manager:	LH	Date:	7/5/26

Application Ref:	3/2026/0119			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for proposed alterations and extension of dwelling.
Site Address/Location:	The Bungalow Simonstone Lane Simonstone BB12 7NU

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
Received one letter of support stating: 'a well thought out improvement to what is currently a rather dated building. A definite improvement, in keeping with the surrounding area'.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
The proposal is assessed against the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Relevant Planning History: 3/2025/0518 – Full application for proposed first-floor extensions and alterations (Refused). 12/77/0621 – Erection of garage for two private cars, attached to dwelling (Approved). 12/77/0532 - Rear Extension (Approved). 7/7/7463 – Extension to form kitchen and dining room (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site relates to an existing, extended bungalow located in Simonstone. The host dwelling is a single-storey bungalow finished in white render. The roof is duo-pitched in form with natural slate. The property has a significant footprint, having been extended previously. The site is accessed from Simonstone Lane to the west, and there is also access to Whalley Road to the northwest.

The area is predominantly rural in nature, with a small number of dwellings and farmsteads in the immediate vicinity, as well as terrace properties along Simonstone Lane and Simonstone Hall to the northeast. The site is outside of a defined settlement and lies within the designated Green Belt, approximately 100m from the nearest settlement boundary of Read and Simonstone.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the construction of a single-storey side extension, projecting 1.5m from the rear of the existing garage side extension to align with the original rear wall, with an eaves and ridge height of 2.4m and 2.48m respectively. The existing side timber lean-to porch is to be removed and the existing garage reconfigured. To the east and south elevations of the original dwellinghouse, three sets of sliding patio doors would be featured.

A side extension is also proposed on the eastern elevation which would protrude out by 1.3m and would have a width of 4.2m to allow for a sheltered canopy area. The proposal would feature a flat-roof design with a maximum height of 2.66m to match the eaves of the existing dwelling house.

As part of the overall proposal, several new windows would also be installed on the east and south elevations of the main dwellinghouse, as well as a rooflight on the flat roof of the kitchen/living room.

With respect to materiality, the proposal would be finished using stone cladding, white render, quoin stones, and glazed windows to match existing.

The planning officer has asked for amendments to the application to remove the proposed porch on the principal elevation, reduce the width of the side extension and reduce the extension ridge height to 2.48m to align with the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Matters:

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

Class A (enlargement, improvement or other alteration)

A.1 Development is not permitted by Class A 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 (change 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 (change of use).

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings would not exceed 50% of the total area of the curtilage of the dwellinghouse.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the proposed extensions would not exceed the height of the existing dwellinghouse.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the part(s) of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.

e) the enlarged part of the dwellinghouse would extend beyond a wall which –

(i) forms the principal elevation of the original dwellinghouse, or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The proposed extensions would not extend beyond a wall which forms the principal elevation or fronts a highway and forms a side elevation of the dwellinghouse.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The proposed extensions would not project more than 3m from the rear wall of the dwellinghouse and would not exceed 4m in height.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest, and the proposal would not involve a larger home extension.

h) the enlarged part of the dwellinghouse would have more than a single storey and –

(i) extend beyond the rear wall of the original property by more than 3m, or

(ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The proposed extensions would not have more than a single storey.

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

The proposed extensions would not be within 2m of the boundary of the curtilage.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would –

(i) exceed 4m in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

The enlarged part(s) of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, however it would not exceed 4m in height, have more than a single storey or have a width greater than half the width of the original dwellinghouse.

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraph e) to j);

The total enlargement would not exceed the limits set out in sub-paragraph e) to j).

k) it would consist of or include –

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

(ii) the installation, alteration, or replacement of a microwave antenna,

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

(iv) an alteration to any part of the roof of the dwellinghouse; or

The proposed development would not consist of an alteration to the roof of the dwellinghouse.

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

The dwellinghouse is not built under Part 20 of this schedule.

A.3 Development is permitted by Class A subject to the following conditions –

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

The proposed extensions would be finished in materials to match the existing dwellinghouse.

b) any upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed; and

The dwellinghouse is single storey.

c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extensions would not have more than a single storey.

Class C (other alteration to the roof)

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 M, N, P, PA or Q of Part 3 of this Schedule (change 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 (change of use).

(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 rooflight would not protrude more than 0.15m beyond the plane of the slope of the original dwelling house when measured from the perpendicular with the external surface of the original roof.

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

(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

The highest part of the proposed alteration would not be higher than the highest part of the additional roof, nor would it consist of the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall 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 window is installed

N/A

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 A and Class C subject to the conditions outlined in A.3 and C.2 of these Parts.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness