


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	23/03/2026	Manager:	LH	Date:	26/3/26

Application Ref:	3/2026/0134			 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:	Prior notification for proposed single-storey rear extension 4m long, 3.62m high (max) and 2.55m high to eaves under Part 1 Class A of the GDPO.
Site Address/Location:	8 Stephen Mews Clitheroe BB7 1EP

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
The proposal is assessed against the provision of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History:
3/2012/0394: Reserved Matters consent for the design and appearance of proposed residential units including adjacent accessways, roads and footpaths plus ancillary landscaping. (Ref: 3/2008/0526P - 78 units) (Approved with Conditions).
3/2008/0526: Regeneration of sites around and including Primrose Mill for residential development including improved site access, highways improvements and provision of public open space (Approved with Conditions).
S106 Agreement dated 24 March 2010.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a three-storey semi-detached dwellinghouse at 8 Stephen Mews, located within the defined settlement area of Clitheroe and comprising render, brickwork and wipe uPVC windows and door frames.
Proposed Development for which consent is sought:

The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed single-storey rear extension measuring 4m in length, 4.7m in width, with an eaves and ridge height of 2.55m and 3.62m, respectively.

Principle of Development:

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

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 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule.

(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 the curtilage (excluding the ground area of the original dwellinghouse);

The extension 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 extension would not exceed the height of the highest part of the roof 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 eaves height of the proposed extension 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 extension would not exceed beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The proposed extension would be a single-storey structure adjoined to a semi-detached dwellinghouse which would extend beyond the rear wall of the dwellinghouse by 4 metres and measure 3.62m in height at its highest point.

(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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height;*

The dwellinghouse is not on Article 2(3) land nor on a site of special scientific interest. The application property is a semi-detached dwelling, and the proposed extension would extend beyond the rear wall of the original property by 4m and would not exceed 4m in height. The proposal, therefore, complies with the above.

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

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or*
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;*

The proposed extension would be a single-storey structure.

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

The proposed extension would be within 2 metres of the boundary of the curtilage; however, the eaves of the extension would not exceed 3 metres.

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

- (i) exceed 4 metres in height,*
- (ii) have more than a single storey, or*
- (iii) have a width greater than half the width of the original dwellinghouse;*

The proposed extension would not extend beyond a wall forming a side elevation 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-paragraphs (e) to (j)

The proposed development would not be joined to any existing enlargement of the original dwellinghouse.

(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 proposal would not include any of the above.

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

The dwellinghouse is not built under Part 20.

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 extension would be constructed in materials which would be of a similar appearance to those used in the construction of the existing dwellinghouse.

(b) any upper-floor window 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 1.7 metres above the floor of the room in which the window is installed; and

No upper-floor windows in a wall on roof slope forming a side elevation are proposed.

(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 extension would not have more than a single storey.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A, subject to the external facing materials being of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Adjoining neighbours have been informed of the proposal, and no objections have been received from the occupiers of the adjacent properties. As such, prior approval is not required.

RECOMMENDATION:

Prior approval not required.