


<b>Report to be read in conjunction with the Decision Notice.</b>								
<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>21/05/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>22/5/26</b>

<b>Application Ref:</b>	3/2026/0186			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	AR			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Certificate of Lawfulness for proposed single-storey rear and side extension, roof lights to front elevation, extension to rear dormer.
<b>Site Address/Location:</b>	Regina 21 Whalley Old Road Langho BB6 8DU

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

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

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
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).
<b>Relevant Planning History:</b>
<b>89/0265</b> – Two-storey extension with a lounge and bedroom (Approved).
<b>6/9/1128</b> – original bungalow. Built in 1959.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>
The application site relates to an existing extended bungalow at No.21 Whalley Old Road, Langho. The host dwelling is a bungalow loft conversion, which has also benefited from a rear two-storey extension. The site to which the property relates is located outside of any defined settlement area and on land which benefits from a Green Belt designation.
<b>Proposed Development for which consent is sought:</b>
Consent is sought for a Certificate of Lawfulness for the construction of a single-storey rear and side extension, roof lights to the front elevation and an extension to the rear dormer.

The single-storey rear extension would project 2.4 m from the rear elevation of the dwelling house and have a width of 4.12m to accommodate a pantry and utility room. The proposal would feature a flat-roof design with a maximum height of 2.56m to match the eaves height of the existing dwelling house. The proposed rear and side extension would feature a door and window to its rear elevation.

The application also proposes an extension to the existing rear dormer; this would project 1.93m from the rear elevation, with a width of 2.48m and a height of 1.59m.

As part of the overall proposal, four new rooflights are proposed upon the roof's front elevation, which would project no more than 0.15m from the roof.

#### **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) – single-storey side/rear extension**

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 extension 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 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 extension 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 extension would not project more than 4m 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 extension would be within 2m of the shared boundary of the curtilage of the dwellinghouse, however the height of the eaves of the enlarged part would not exceed 3m.**

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 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 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 extension 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

**No upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse 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 proposed extension would not have more than a single storey.**

Class B – extension to rear dormer

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, 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 M, MA, N, P, PA or Q of Part 3 (change of use).**

(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 height of 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

**Any proposed alteration to the dwellinghouse will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.**

(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

(iii) For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not

**The property is a detached dwellinghouse, and the cubic content of the resulting roof space would exceed the cubic content of the original roof by 31.41m<sup>3</sup>.**

(e) it would consist of or include:

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

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

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

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

**The dwellinghouse is not on article 2(3) land.**

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

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

**The roof extension would be finished in materials of a similar appearance to the roof of the existing Dwellinghouse.**

(b) the enlargement shall be constructed so that:

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable,

be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

**The eaves of the original roof would be maintained or reinstated, and the edge of the proposed roof extension would be not less than 0.2m from the eaves. The proposed development would also not extend beyond the outside face of any external wall of the original dwellinghouse.**

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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

**No windows are proposed on a wall or roof slope forming a side elevation of the dwelling house.**

#### Class C - roof lights

##### 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 rooflights 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

**No windows are proposed on a roof slope forming a side elevation of the dwelling house.**

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

**RECOMMENDATION:**

To approve the application for a Certificate of Lawfulness.