


**Report to be read in conjunction with the Decision Notice.**

|                |                 |           |              |                   |                 |           |              |                 |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>AR</b> | <b>Date:</b> | <b>26/05/2026</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>29/05/26</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|

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|------------------------------------|-------------|---------------------|-----|--|-----------------|--|--|--|
| <b>Application Ref:</b>            | 3/2026/0239 |                     |     | <br>Ribble Valley<br>Borough Council<br><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 hip to gable and rear dormer extension. |
| <b>Site Address/Location:</b>   | 23 Hawthorne Place Clitheroe BB7 2HU   |

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

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|---|--|
| <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. |  |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>  |
| The proposal is assessed against the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). |
| <b>Relevant Planning History:</b>  |
| <b>3/2004/0365</b> – Proposed rear/side extension. Existing Outbuilding to be demolished (Approved).   |

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| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>  |
| <b>Site Description and Surrounding Area:</b>   |
| The application relates to a semi-detached two-storey dwelling house at no.23 Hawthorne Place. The property comprises brickwork, natural slate tiles, grey UPV/aluminium windows and doors, and cream render to the upper elevations. The site to which the application relates is located within the defined settlement area of Clitheroe, and the surrounding site is predominantly residential in nature, characterised by a mixture of terraced, semi-detached, and detached properties. With regard to constraints, the site is at risk of surface water flooding. |
| <b>Proposed Development for which consent is sought:</b>  |
| Consent is sought for a Certificate of Lawfulness for the construction of a proposed hip to gable and rear dormer extension, with two subsequent windows to the dormer's rear elevation. The proposed dormer would project out 3.6 m from the rear roof slope of the dwelling house, with a length of 5.34m and a height of 1.85m, resulting in a ridge height of 7.85m.  |

**Matters:**

Assessment of the proposal in relation to the provisions of Schedule 2 Part 1 Class B 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 B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

**Permission to use the dwellinghouse has not been granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3.**

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 development would not exceed the height 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;

**No part of the proposed development would extend beyond the plane of any existing roof slope which forms the principal elevation 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;

The Permitted development rights for householders Technical Guidance states that “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 site is a semi-detached dwelling, and the cubic content of the resulting roof space would exceed the cubic content of the original roof space by 27.5 cubic metres.**

e) it would consist of or include –

- (i) the construction or provision of a verandah, 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.**

g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses), or

**The dwellinghouse is not built under Part 20.**

h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

**The existing dwellinghouse has not been enlarged in reliance on the permission granted by Class AA.**

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

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

**The dormer would be finished in materials in keeping to those used in the construction of the exterior of the existing dwellinghouse.**

b) the enlargement must 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 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 is, so far as practicable, not less than 0.2m 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; and

**The eaves of the original roof would be maintained or reinstated, and the edge of the proposed dormer would be more 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 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.

**No window would be inserted on a wall or 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 B, subject to the conditions outlined in B.2 of this Part.

**RECOMMENDATION:**

To approve the application for a Certificate of Lawfulness.