


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	28/05/26	Manager:	KH	Date:	02/06/26
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2026/0253			 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:	Lawful development certificate for proposed single storey rear extension.
Site Address/Location:	30 Rogersfield Langho Lancashire BB6 8HB

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

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

Relevant Planning History:

6/9/3541 RM – Residential development for 113 dwellings (Approved).

6/9/3335 RM – Layout of estate roads and sewerage proposals (Approved).

6/9/2680 O/I – Residential Development (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at no.30 Rogersfield, located within the defined settlement area of Langho. The property comprises brickwork to the external walls with white UPVC windows and doors.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the construction of a single-storey rear extension. The proposed extension would project off the dwelling's rear elevation by 2.46m and have a width of 3.47m

with a maximum height of 3.1m. The proposed extension would feature a window to its rear elevation and a door to its side elevation.

Matters:

Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015:

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.

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

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

(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 single storey extension would not exceed 50% of the total area of curtilage of the property.

(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 single storey extension would not exceed the height of the existing dwelling.

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(s) would not project more than 4m from the rear wall of the detached 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 extension would be 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 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 of the dwellinghouse 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-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 proposal does not include any of the above elements.

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 windows are proposed to any upper-floor walls or roof slopes forming a side elevation of the dwellinghouse.

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 be single storey nor would it form an upper 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 Schedule 2, Part 1, Class A, subject to the conditions outlined in A.3 of this Part.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.