



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Oakhill

Address Line 1

Simonstone Road

Address Line 2

Address Line 3

Lancashire

Town/city

Sabden

Postcode

BB7 9HA

Description of site location must be completed if postcode is not known:

Easting (x)

378136

Northing (y)

437033

Description

Applicant Details

Name/Company

Title

Ms

First name

Joanne

Surname

Wise

Company Name

Address

Address line 1

Oakhill

Address line 2

Simonstone Road

Address line 3

Town/City

Sabden

County

Lancashire

Country

United Kingdom

Postcode

BB7 9HA

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of a glass-roofed lean-to canopy attached to the rear wall of the dwellinghouse
Installation of guttering
Three vertical support posts set into concrete
The works are minor in scale and will not result in any material impact on neighbouring amenity or highway safety

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing patio comprises minor hard landscaping at ground level and is lawful as it is incidental and ancillary to the primary residential use of the dwellinghouse (Use Class C3). The patio has been in continuous use since its construction, with no material changes, breaches of planning control, or enforcement action. Any operational development associated with its construction is now immune from enforcement under the four-year rule set out in Section 171B of the Town and Country Planning Act 1990. The host dwelling is an original lawful structure. Whilst the site lies within an AONB, the existing and proposed works are minor in scale and do not affect the lawful status of the property. A kitchen extension at the rear of the property, next to the proposed canopy, was granted planning permission in 2021 and the canopy would be mostly hidden from view by it.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe the proposed lean-to canopy is permitted development because it meets the criteria of the GPDO. It will project <4M, is to the rear, overlooks no other property, is over 2M from boundaries, uses transparent glazing and black aluminium frame, in line with the existing kitchen extension's bifold doors.

There are no Article 4 Directions removing PDRs.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Joanne Wise

Date

02/04/2026