

Supplementary Planning Overview – Proposed Canopy

This application seeks confirmation of lawful development for the installation of a canopy structure at Oakhill, Simonstone Road, Sabden, BB7 9HA.

The proposed canopy will be located to the rear of the property and attached to the existing rear wall of the dwellinghouse. It will provide covered outdoor space for incidental residential use.

The canopy will measure approximately 8.0 metres in width and 3.5 metres in depth, with a height ranging from approximately 2.0 metres (front) to 2.6 metres (wall attachment). The structure will be single-storey in scale and of lightweight construction, with no enclosed front or side, and no raised platform.

The proposed development is discreet in its positioning and is effectively screened from public view by the existing rear kitchen extension. It will not be visible from the street or surrounding public vantage points, and therefore preserves the character and natural beauty of the area.

The canopy is positioned more than 2 metres from any boundary and does not result in any overlooking or loss of privacy to neighbouring properties.

The proposal falls within the scope of permitted development as defined under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In particular:

- The development is located to the rear of the dwellinghouse and does not extend beyond the principal elevation fronting a highway.
- The height of the structure does not exceed the maximum permitted limits.
- The total enlargement of the dwellinghouse remains within the allowable limits under Class A.
- No materials are proposed that would constitute prohibited external cladding.
- The structure is incidental to the enjoyment of the dwellinghouse and does not create additional habitable accommodation.

While the property lies within an AONB, the proposed development is modest in scale, located to the rear, and not subject to the specific restrictions that remove permitted development rights for this type of structure. As such, the proposal complies with the relevant provisions of the GPDO.

The development does not involve the formation of a separate planning unit and does not alter the primary use of the property.

Given the above, I believe the proposed canopy constitutes permitted development. This application is submitted to obtain a Lawful Development Certificate to formally confirm its lawful status.

Current rear image



AI generated image to give an idea of what the canopy will look like. It should make it a lot more attractive than it is today.

