

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	16/06/2026	Manager:	KH	Date:	17/06/26
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Application Ref:		3/2026/0300		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for a proposed detached open sided timber gazebo with tiled pitch roof.
Site Address/Location:	Ravelston House Cross Lane Waddington Lancashire BB7 3JH.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a detached residential property accessed via Cross Lane in Waddington. The application site is located within the designated National Landscape and hosts a semi-rural position.

Proposed Development for which consent is sought:

The application seeks a Certificate of Lawfulness for the proposed construction of a detached timber gazebo.

Other Matters:

Assessment of the proposal in relation to the provisions of Schedule 2 Part 1 Class E 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 E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for buildings incidental to the enjoyment of a dwellinghouse.

E.1 Development not permitted by Class E 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.

b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings, enclosures and containers within the curtilage would not exceed 50% of the total area of the curtilage.

c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

The proposed building would not be sited on land forward of the principal elevation of the original dwellinghouse.

d) the building would have more than a single storey;

The proposal would not have more than a single storey.

e) the height of the building, enclosure or container would exceed –

(i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any of case;

The proposed building would not be within 2 metres of the boundary of the curtilage and it is a dual pitched building, its height would not exceed 4 metres.

f) the height of the eaves of the building would exceed 2.5 metres;

The eaves height of the building would not exceed 2.5 metres.

g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

The building would not be sited within the curtilage of a listed building,

h) it would include the construction or provision of a verandah, balcony or raised platform;

The proposal would include none of the above.

i) it relates to a dwelling or a microwave antenna;

The proposal does not relate to a dwelling or microwave antenna.

j) the capacity of the container would exceed 3,500 litres; or

The proposal does not relate to a container.

k) the dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse is not built under Part 20 of this Schedule.

Observations/Consideration of Matters Raised/Conclusion:

The detached outbuilding constitutes permitted development under Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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