


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

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>26/06/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>26/6/26</b>
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<b>Application Ref:</b>	3/2026/0331			 Ribble Valley Borough Council <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>Refusal</b>			

<b>Development Description:</b>	Certificate of lawfulness for proposed single storey rear extension.
<b>Site Address/Location:</b>	11 Spout Lane Longridge PR3 3BZ

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	

N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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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:**

**3/2020/0309** - Erection of 34 dwellings and associated works - Permitted

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a detached two-storey dwelling house known as no.11 Spout Lane, located within the defined settlement area of Longridge. The surrounding area is a mix of residential detached dwellings and reservoirs. The application site is located within a mineral safeguarding area and is adjacent to a biological heritage site.

**Proposed Development for which consent is sought:**

Consent is sought for the erection of a single-storey extension that projects out from the dwellinghouse's rear elevation by 5.1m with a width of 4.3m, and a flat roof with a maximum height of 2.7m.

**Principle of Development:**

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 proposed extension would not exceed 50% of the total area of the 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 highest part of the roof of the existing dwellinghouse.**

(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the eaves of the existing dwelling house;

**The height of the eaves of the proposed extension 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 of the original dwellinghouse or front a highway and form a side elevation of the original dwellinghouse.**

(f) subject to paragraph (g), the enlarged part of the dwelling house would have a single storey and –

(i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwelling house, or

(ii) exceed 4 metres in height;

**The proposed extension would have a single storey and would extend beyond the rear wall of the original dwelling house by more than 4 metres.**

(g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;”

**The dwellinghouse is not on article 2(3) land nor on a site of special interest, and the enlarged part of the dwellinghouse would not extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, nor would it exceed 4 metres in height. However, the proposed development cannot benefit from a larger home extension, as the proposal must be submitted under a Prior Notification Application and would therefore be subject to a neighbour consultation scheme as per paragraph A.4 of Class A.**

h) the enlarged part of the dwelling house would have more than a single storey and –

(i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

**The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage, however the height of the eaves of the enlarged part would not exceed 3 metres.**

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

**The proposed extension would not extend beyond a wall forming a side elevation of the dwellinghouse.**

(k) it would consist of or include—

(i) the construction or provision of a veranda, 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.

**The proposed extension would not consist of or include any of the above criteria.**

<b>RECOMMENDATION:</b>	
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To refuse the application for a Certificate of Lawfulness.
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The proposed works are not deemed to be Permitted Development by virtue of Class A, Part 1, Schedule 2, A.1(F) of The Town and Country Planning (General Permitted Development) (England) Order 2015, insofar that the enlarged part of the dwellinghouse would have a single storey and would extend beyond the rear wall of the original dwelling house by more than 4 meters in the case of a detached dwelling house.
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