

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	25/06/2026	Manager:	LH	Date:	26/6/26

Application Ref:	3/2026/0339			 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:	Prior notification for proposed single storey rear extension 5m long, 3.5m high (max) and 2.4m high to eaves under Part 1 Class A of the GDPO.
Site Address/Location:	53 Riverside Clitheroe BB7 2NS

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council – Object to the application on the basis of potential over-development of the site and the potential adverse effect on provision of light to a neighbouring property.	

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 provision of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History: 26/0340 – Proposed first floor extension over existing single storey extension (Pending). 12/0581 - Proposed extension of single storey design to form dining room, extended hallway and ground floor W.C (Approved). Resubmission of 08/0252 and 03/0474. 08/0252 - Application for renewal of planning consent 3/2003/0474P, for an extension to form dining room, extended hallway and ground floor W.C (Approved). Resubmission of 03/0474. 03/0474 – Extension to form dining room, extended hallway and ground floor W.C. (Approved). 97/0785 – works involving earth bunding and walling for flood defence scheme (Decided)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached dwelling house known as no.53 Riverside, located within the defined settlement area of Clitheroe. The dwellinghouse comprises natural random stone and off-white render on the external elevations, with blue slate roof tiles. The application site is constrained by

contaminated land, is adjacent to council-owned land, is at risk of surface water flooding within Flood Zone 2 and is in proximity to the River Ribble Biological Heritage Site.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed single-storey rear extension, projecting 5m, with a width of 4.3m and an eaves and ridge height of 2.4m and 3.5m respectively.

Principle of Development:

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.

A.1 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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule.

(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 extension would not exceed 50% of the total area of the curtilage of the dwellinghouse.

(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 extension would not exceed the height of the highest part of the roof of the existing dwelling house.

(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 eaves height of the proposed extension would not exceed the height of the eaves of the existing dwelling house.

(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 enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original 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 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The proposed extension would be a single-storey structure adjoined to a semi-detached dwellinghouse and would extend beyond the rear wall of the dwellinghouse by 5 metres and would have a maximum height of 3.5m.

(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 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 situated on Article 2(3) land nor on land of special scientific interest. The application property is a semi-detached dwellinghouse, and the proposed extension would extend beyond the rear wall of the application property by 5m and would not exceed 4m in height. The proposal therefore, complies with the above.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

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

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The enlarged part of the dwellinghouse would be a single-storey structure.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, 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 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-paragraphs (e) to (j)

The proposed development would not be joined to any existing enlargement of the original dwellinghouse.

(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 would not consist of or include any of the above.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse is not built under Part 20.

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;

Other Matters:

One objection to the proposed development has been received by Clitheroe Town Council, however since they are not an owner or occupier of any adjoining premises, then condition 7 of Schedule 2, Part 1, Class A.4 is not engaged and the council is not required to assess the impact of the proposed development on the amenity of any adjoining premises.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A, subject to the external facing materials being of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Adjoining neighbours have been informed of the proposal, and no objections have been received from the occupiers of the adjacent properties. As such, prior approval is not required.

RECOMMENDATION:

Prior approval not required.