

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

Application Ref:	3/2026/0372			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				PERMISSION NOT REQUIRED

Development Description:	Certificate of lawfulness for proposed solar panels and air source heat pump.
Site Address/Location:	The Stables, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Schedule 2 Part 14 Class A and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Relevant Planning History: 05/0994 – Change of use of barn to holiday cottage (Withdrawn). 03/0425 – Retain existing dwelling as a dwelling (Withdrawn). 02/0664 – Proposed conversion of barns (Approved). 01/0887 – Barn Conversion (Approved) 00/0651 – Various shop signs and erection of three flagpoles and 2 totem signs (Refused). Conditions 3 and 4 of application 3/2001/0887 removed PD rights under Schedule 2 Part 1 classes A to H, and Schedule 2 Part 1 classes E, F and G and Part II Class A.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application concerns a converted barn property known as The Stables, located on the outskirts of Clitheroe. The application site is situated within the national landscape and the open countryside, with the surrounding area consisting primarily of barn conversions and agricultural fields.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the proposed installation of 22 solar panels on the southwestern-facing roof slope of The Stables, as well as an air source heat pump.

Assessment of proposed development:

Assessment of proposal in relation to the provisions of Schedule 2, Part 14 Class A and G 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 14 Class A and G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment and the installation or alteration etc of air source heat pumps on domestic premises.

Solar Panels

Development is not permitted by Class A if –

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

The proposed solar PV would not protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope.

- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would be situated on a pitched roof and would not result in the highest part of the solar panels being higher than the highest part of the roof.

- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would not be situated on a flat roof.

- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

The proposed application site is not located within a conservation area or a World Heritage Site.

- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The proposed solar PV would not be installed on a site designated as a scheduled monument

(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

The proposed solar PV would not be installed within the curtilage of a listed building.

Conditions A.2 (a) and (b) of the above legislation state that the equipment should be sited so far as it is practical to minimise the effect on the external appearance of the building and the amenity of the area. It is noted that the application site is located within the defined National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty) and is adjacent to a public footpath to the north-east. However, the proposed solar panels would be installed to the southwest elevation of the dwellinghouse and would therefore not be highly visible from within the public realm, being largely screened from view by the dwellinghouse itself. Accordingly, it is not considered that the proposal would be of significant detriment to the external appearance of the host property or the visual amenities of the surrounding National landscape. The proposal therefore meets all the above criteria to be classed as permitted development, subject to condition (c), with the solar panels being removed as soon as it is reasonably practicable when no longer needed.

Air Source Heat Pump

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards

The air source heat pump complies with the MCS Planning Standards.

G.2 Development is not permitted by Class G if—

(a) in the case of the installation of an air source heat pump, the development would result in the presence of

(i) more than one air source heat pump on, or within the curtilage of—

(aa) a dwellinghouse which is not a detached dwellinghouse;

(bb) a block of flats;

(ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;

The installation of the proposed air source heat pump would result in the presence of none of the above.

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

There is no wind turbine installed on the same building or within the curtilage of the dwellinghouse or block of flats.

(c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

There is no stand-alone wind turbine installed within the curtilage of the dwellinghouse or block of flats.

(d)the volume of the air source heat pump's outdoor compressor unit (including any housing) would

(i)in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;

(ii)in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;

The installation of the proposed air source heat pump would be within the curtilage of a dwellinghouse and would not exceed 1.5 cubic metres.

(e).....omitted.

(f)the air source heat pump would be installed on a pitched roof;

The air source heat pump would not be installed on a pitched roof, it would be installed within the curtilage of the dwellinghouse.

(g)the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

The air source heat pump would not be installed on a flat roof, it would be installed within the curtilage of the dwellinghouse.

(h)the air source heat pump would be installed on a site designated as a scheduled monument;

The air source heat pump would not be installed on a site designated as a scheduled monument.

(i)the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

The air source heat pump would not be installed within the curtilage of a listed building.

(j)in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i)would be installed on a wall or a roof which fronts a highway; or

(ii)would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

The air source heat pump would not be installed on land designated as a conservation area or World Heritage Site.

(k)in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—

(i)that wall fronts a highway; and

(ii)the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

The air source heat pump will be installed within the curtilage of the dwellinghouse.

Condition (aa) of the above legislation states that the air source heat pump would not be solely used for the purpose of cooling; the proposed air source heat pump will be used by the applicants for the purposes of heating and cooling. Furthermore, conditions (b) and (c) state that the air source heat pump is, so far as is practicable, sited as to minimise its effect on the external appearance of the building and the amenity of the area. The air source heat pump will be placed in the curtilage of the dwelling adjacent to a garden fence and hedge, therefore minimising its impact on the external appearance of the dwelling house and the amenity of the area. The proposal therefore meets all the above criteria to be classed as permitted development, subject to condition (d), with the air source heat pump being removed as soon as it is reasonably practicable when no longer needed.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under Schedule 2, Part 14, Class A and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the solar PV panels and air source heat pump being removed as soon as is reasonably practicable when no longer needed.

RECOMMENDATION:

That the Certificate of Lawfulness be granted.