

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	17/07/2026	Manager:	KH	Date:	21/07/26
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Application Ref:	3/2026/0408			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				REFUSED

Development Description:	Certificate of lawfulness for proposed rear and side single-storey extensions and rear dormer.
Site Address/Location:	125 Whalley Road Read BB12 7RP

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:

The proposal is assessed against the provisions of Schedule 2, Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

03/0625 (R) – new house adjacent to 125 Whalley Road (Refused).

90/0353 – Create new access (Refused).

7/7/3420 – extension of bedroom to bungalow (Approved).

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

The application relates to a detached two-storey dwellinghouse known as No.125 Whalley Road, located outside the defined settlement area of Read and Simonstone. The application site has multiple constraints, being in the green belt, a mineral safeguarding area, a coal authority low risk development area, a surface coal resource area, a surface water flood risk zone, and is adjacent to a biological heritage site, TPO No.4 (7/19/3/54 1979) and PROW FP11.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the construction of a rear extension, side extension and a rear dormer.

Matters:

Assessment of the proposal in relation to the provisions of Schedule 2 Part 1 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 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse.

Class A

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 (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 (change of use).

- 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 curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of curtilage (excluding the ground area of the original 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 dwellinghouse enlarged, improved or altered 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 dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the part(s) of the dwellinghouse enlarged, improved or altered 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 enlargement(s) would extend beyond a wall which 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 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The enlarged part of the dwellinghouse has a single storey; however, it would not project more than 4m from the rear wall of the dwellinghouse and would not exceed 4m in height.

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 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or

(ii) exceed 4m in height;

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest, and the proposal would not involve a larger home extension.

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

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

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

The proposed enlargement(s) would not have more than a single storey.

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

Insufficient details have been provided to prove the proposal complies with the above. Since, the proposal fails to comply with other criterion at e) (ii) and j) (iii) then further details to show compliance with this element have not been requested.

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

(i) exceed 4m 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 extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width 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-paragraph e) to j);

The proposed enlargement(s) would not be adjoined to any existing enlargement.

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 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 of this schedule.

Class B

B.1 Development is not permitted by Class B if –

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (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 (change of use).

- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

The proposed garage roof alteration does not exceed the height of the highest part of the existing roof.

- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

Any proposed alteration to the dwellinghouse will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

- (iii) For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Insufficient details have been provided to prove the proposal complies with the above. Since the proposal fails to comply with the criteria for Class A, further details have not been requested.

- (e) it would consist of or include:

- (i) the construction or provision of a veranda, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

The proposed development would not consist of or include any of the above.

- (f) the dwellinghouse is on article 2(3) land

The dwellinghouse is not on article 2(3) land.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works do not constitute permitted development under The Town and Country Planning Act (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, as the proposal fails to comply with paragraphs (e) and (j).

Furthermore, insufficient details have been provided to prove the proposal complies with paragraph (i) of Class A and paragraph (d) of Class B of The Town and Country Planning Act (General Permitted Development) (England) Order 2015 Schedule 2, Part 1.

RECOMMENDATION:

To refuse the application for a Certificate of Lawfulness.