



Department of Development
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: G1121/LDC
Date: 29th May 2026

Dear Sir/Madam,

PHYNIS FARM FARMHOUSE, CATLOW ROAD, SLAIDBURN, CLITHEROE, BB7 3AQ

APPLICATION SEEKING LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED DEVELOPMENT) IN RESPECT OF SINGLE STOREY REAR HOUSE EXTENSION; INSTALLATION OF ROOFLIGHTS; ERECTION OF DETACHED GARAGE; PROVISION OF HARDSTANDING; ADAPTATION OF BOUNDARY WALL TO FACILITATE ACCESS; AND UPGRADE OF EXISTING PEDESTRIAN ACCESS TRACK TO FORM VEHICULAR ACCESS TO ENABLE ACCESS TO GARAGE

We are instructed by Phynis Limited to submit this application seeking a Lawful Development Certificate in respect of the above proposed works at Phynis Farm Farmhouse, Catlow Road, Slaidburn, Clitheroe, BB7 3AQ.

The application seeks confirmation pursuant to Section 192 of the Town and Country Planning Act 1990 that the proposed development constitutes permitted pursuant to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Content of Application

The application is supported by:

- Application form
- This covering letter
- The following drawings prepared by Habitat Architecture:
 - LDC0.01 – Location Plan
 - LDC0.00 - Cover Sheet
 - LDC1.01 - Existing Site Plan
 - LDC1.01A - Existing Site Plan
 - LDC1.02 - Proposed Site Plan
 - LDC1.02A - Proposed Site Plan
 - LDC1.03 - Existing Plans
 - LDC1.04 - Proposed Ground Floor



- LDC1.05 - Proposed FF & SF
- LDC1.06A - Proposed Roof Plan
- LDC2.01 - Existing Elevations
- LDC2.02 - Proposed Elevations
- LDC2.03 - Existing Elevations
- LDC2.04B - Proposed Elevations
- LDC2.04A - Proposed Elevations

Overview of PD Allowances and Limitations

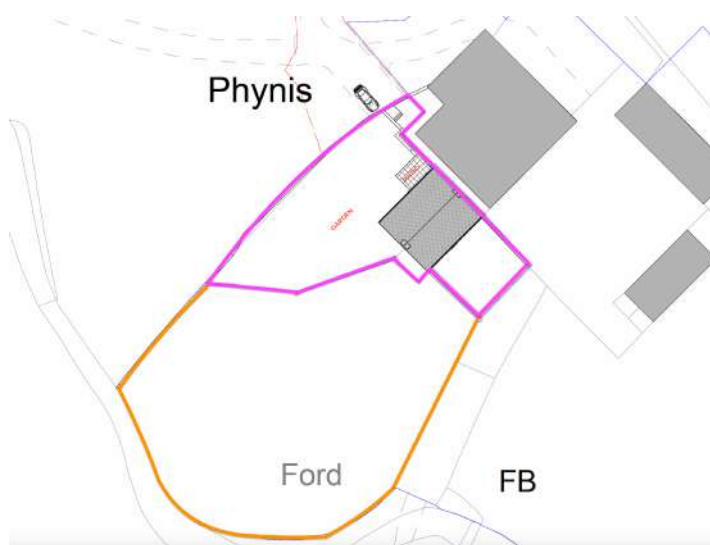
Permitted development rights are granted by Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”). The relevant provisions in this case are contained principally within Part 1 of Schedule 2, which relates to development within the curtilage of a dwellinghouse, and Part 2 relating to ‘Minor Operations’.

Part 1 is divided into a number of Classes dealing with different forms of domestic development.

Class A confirms – as a starting point – that the enlargement, improvement or alteration of a dwellinghouse is Permitted Development (PD). Class A permits, amongst other things, rear and side extensions together with general external alterations.

However, such development is subject to a series of limitations and conditions. In this case, the relevant provisions include A.1(b), which states that development is not permitted where the total area of ground covered by buildings within the curtilage of the dwellinghouse (excluding the original dwellinghouse) would exceed 50% of the total curtilage area.

Here it is important to consider what is the curtilage of the farmhouse. In our view its domestic curtilage is the area captured by both the pink and orange lines on the plan below.





However, even if the curtilage was to be drawn more tightly to encompass only the garden areas to the immediate front and rear of the farmhouse (ie the pink line above), it is evident that the proposal will not exceed 50% of the total curtilage area.

Part A.1(c) states that it is not PD if the height of the enlarged, improved or altered part of the dwellinghouse exceeds the height of the highest part of the existing roof. The proposal complies with this limitation.

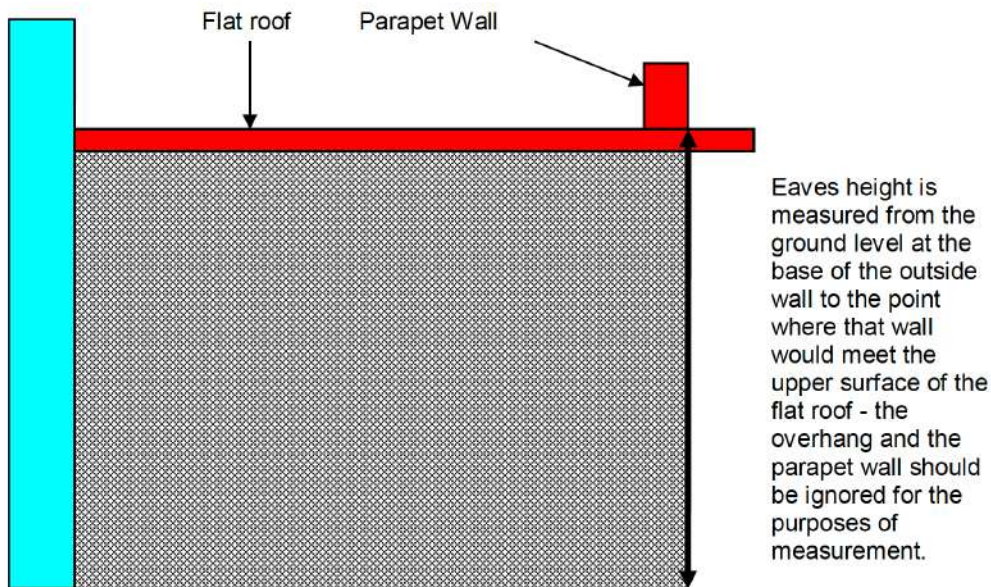
The proposal would likewise comply with the following provisions of the Order:

- A.1(d), which prevents the eaves height of the enlarged part from exceeding the eaves height of the existing dwellinghouse;
- A.1(e), which prevents extensions extending beyond:
 - (i) a wall forming the principal elevation of the original dwellinghouse; or
 - (ii) a side elevation fronting a highway;
- A.1(f), which limits single storey rear extensions to:
 - (i) no more than 4 metres beyond the rear wall of the original detached dwellinghouse; and
 - (ii) no more than 4 metres in height.
- A.1(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.

In respect of that latter point, it will be seen that the height of the parapet around the flat roof extension is 3.2 metres. However, it is important to have regard to the advice on the following page from the *'Permitted development rights for householders - Technical Guidance'*, which confirms that the 3.0 metre restriction relates to the flat roof itself, and not any parapet around that. In this case, the height of the flat roof is within the compliance parameter of 3.0 metres.



Where there is a flat roof, a similar approach should be taken for measuring eaves:



In addition, Condition A.3(a) requires that materials used in external works must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Class C of the Order relates to 'Other Alterations to the Roof'. This provides permitted development rights for alterations to the roof of a dwellinghouse which do not amount to an enlargement of the roof. This includes the installation of rooflights as is proposed in this case.

Under C.1(b), it is stated that development is not permitted if the alteration (in this case rooflights) would project more than 0.15 metres beyond the plane of the existing roof slope, measured from the external surface of the original roof. We confirm that the proposed rooflights will be heritage-grade rooflights which will not project more than 0.15 metres.

Class E relates to the erection of buildings that are incidental to the enjoyment of the dwellinghouse. This includes outbuildings such as garages (as proposed in this case).

Relevant limitations include:

- E.1(b), which prevents development where the total area of buildings and structures within the curtilage (excluding the original dwellinghouse) would exceed 50% of the curtilage area – again there is no breach of this limit in this case;
- E.1(c), which prevents buildings being situated on land forward of a wall forming the principal elevation of the original dwellinghouse - in this case the proposed garage will be located at the rear, and not forward of the principle elevation.
- E.1(d), which restricts outbuildings to single storey form only – the proposed garage is single storey.



- E.1(e) limits height to:
 - (i) 4 metres for a building with a dual-pitched roof; and
 - (ii) 2.5 metres where any part of the building is within 2 metres of the curtilage boundary;
- E.1(f), which limits eaves height to 2.5 metres.

None of the above height restrictions will be breached in this case.

Class F permits the provision of hard surfaces within the curtilage of a dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse.

Part 2 of the Order relates to 'Minor Operations'.

Class A of Part 2 permits the erection, alteration or improvement of gates, fences, walls and other means of enclosure, but states that such development is not permitted where:

- the height of a new gate, fence or wall would exceed 2 metres above ground level; or
- alterations would increase the structure beyond its former height.

No such height increases will occur in this case.

Part 2, Class B permits the formation or alteration of a means of access to a highway (other than a trunk or classified road) where that access is required in connection with development otherwise permitted by the GPDO.

In this case, in order to provide access to the proposed garage, a short stretch of existing pedestrian access will be upgraded / widened to create simple and required access arrangements.



Details of the proposal and consistency with Permitted Development Rights

The application relates to an existing dwellinghouse. The farmhouse has not previously been extended.

The “*principal elevation*” of the dwellinghouse is the south-east facing elevation. This elevation (below) clearly presents the main frontage of the property and contains the principal entrance door.



By contrast, the opposing north-west elevation (rear – see below) contains no entrance door and does not function or appear as the principal elevation of the dwellinghouse.





The application has therefore been assessed on the basis that the proposed extension and outbuilding area are located at the rear of the dwellinghouse.

The above aligns with the definition of ‘*principle elevation*’ as set in MCLG’s ‘Permitted development rights for householders, which confirms:

“Principal elevation

In most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.”

The property is neither statutorily listed nor located within a conservation area, although the site does lie within the Forest of Bowland Area of Outstanding Natural Beauty. Whilst the AONB designation imposes certain restrictions upon permitted development rights, permitted development rights nevertheless remain applicable to certain forms of domestic development, and this proposal has been designed and framed accordingly.

The proposed works comprise:

1. The erection of a single storey rear extension extending along the full rear length of the existing dwellinghouse.

The proposed extension would:

- extend approximately 9.742 metres across the full length of the rear elevation;
- project 4.0 metres from the existing rear wall; and
- have a maximum height of 3.0 metres.

The extension is designed in complementary materials to match the existing farmhouse and includes:

- natural stone walling;
- black rainwater goods; and
- cut stone copings to the parapets.

The submitted drawings also identify flat rooflights within the roof of the extension.



2. The erection of a detached double garage within the rear residential curtilage of the dwellinghouse.

The proposed garage would:

- be positioned to the rear of the dwellinghouse;
- measure 9.0m x 6.4m (footprint);
- be located at least 2.0 metres (at its closest point) from the curtilage boundary;
- incorporate a pitched roof design;
- have eaves height of 2.0 metres; and
- have a ridge height of 4.0 metres.

3. Alterations to the existing access arrangements including:

- widening of the existing rear access point through the removal of a short section of boundary wall (marked crudely below);



- provision of associated hardstanding for vehicle manoeuvring, parking and access to the garage; and
- formation of a small patio area adjacent to the proposed garage.



4. Internal roofspace alterations to create an additional bedroom and en-suite accommodation together with the insertion of three rooflights within the rear roof slope to provide natural light to the new accommodation.

The submitted drawings confirm that the proposed rooflights are positioned within the rear roof slope only. They will not project more than 0.15 metres beyond the plane of the existing roof slope, measured from the external surface of the original roof.

Summary

The proposed works have been designed to comply with the relevant limitations and conditions of the GPDO. In particular:

- the proposed rear extension is single storey only;
- the extension projects from the rear elevation and not from the principal elevation;
- the extension height is below the permitted 4 metres (ie 3.2 metres);
- the materials are sympathetic and complementary to the host dwelling;
- the rooflights are positioned on the rear roof slope and will not project more than 0.15 metres;
- the proposed outbuilding is incidental to the enjoyment of the dwellinghouse, single storey, and within the allowable parameters in respect of height and positioning in relation to the curtilage boundary;
- existing boundary walling and the existing access point is to be altered / widened to enable access, and the height of walling will not be increased beyond its current height;
- the short length of new / upgraded access track will be created from simple porous materials sat on the ground surface, and such access improvements are clearly necessary / required in connection with the proposed other development as permitted by the GPDO.

The above when read alongside the submitted drawings demonstrate that the development falls within the scope of permitted development rights available to the dwellinghouse.

We therefore respectfully request that the Local Planning Authority issue a Lawful Development Certificate confirming that the proposed works constitute lawful permitted development and may in turn be undertaken without the need for express planning permission.



We look forward to receipt of confirmation and validation of this application, and if the LPA has any queries or requires any further information, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd

