

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	24/08/2026	Manager:	LH	Date:	25/8/26
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Application Ref:	3/2026/0411			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of lawfulness for single storey rear house extension, installation of rooflights. Erection of detached garage ,provision of hardstanding. Adaptation of boundary wall to facilitate and upgrade of existing pedestrian access track to form vehicular access to enable access to garage.
Site Address/Location:	Phynis Farm Catlow Road Slaidburn BB7 3AQ

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, C, E and F and Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

3/2024/0017: Non-material amendment to planning permission 3/2023/0056 involving repositioning the proposed passing places on the access track (Approved)

3/2023/0892: Approval of details reserved by condition 15 (scheme for the construction of off-site highway works) of planning permission 3/2023/0056 (Approved)

3/2023/0056: Proposed conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard (Approved)

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

The application relates to a farmhouse property situated on the Northern outskirts of Slaidburn within the Forest of Bowland National Landscape. Access to the application site is from the North-west via a private

road off Catlow Road which provides subsequent access to the site's access track. The wider area comprises a mixture of woodland, agricultural land and open countryside with Stocks Reservoir lying to the North-east of the application site.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for various forms of proposed development as follows

- Single Storey Rear Extension
- Detached Garage
- Associated Driveway
- Rooflights in main property roof
- Widened access track.

Matters:

Single Storey Rear Extension.

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 single storey extension would not exceed 50% of the total area of 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 existing dwelling.

(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 single storey extension 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 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 rear extension would not extend beyond the rear elevation of the original dwelling by more than 4m or exceed 4 metres 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 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;”

N/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 proposed extension would be single storey.

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

The proposed single storey extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, however the height of the eaves of the extension 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 does not extend beyond a wall forming a side elevation.

(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 single storey extension would not consist of or include any of the above criteria.

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;

The proposed extension would be finished in materials to match the existing dwellinghouse.

b) any upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed; and

c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extension would not have more than a single storey.

Rooflights.

Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015:

Development is not permitted by Class C 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 for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The rooflights will project 0.03m from the roof plane.

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The development does not extend beyond the highest part of the existing roof.

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The proposal does not consist of the above.

C.2 Development is permitted by Class C subject to the condition that

Any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Garage

Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015:

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

The building is to be used as a garage incidental to the dwelling house.

E.1 Development is not permitted by Class E 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 for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The building does not exceed 50% of the curtilage.

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

The garage is located to the rear of the dwelling.

- (d) the building would have more than a single storey;

The garage is single storey.

- (e) the height of the building, enclosure or container would exceed—

- (i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

The garage is dual pitched and will not exceed 4m in height.

(f) the height of the eaves of the building would exceed 2.5 metres;

The eaves of the garage are below 2.5m.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building; (h) it would include the construction or provision of a verandah, balcony or raised platform; (i) it relates to a dwelling or a microwave antenna;

The developemnt does not consist of the above.

Driveway

F. Development consisting of—

(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or

(b) the replacement in whole or in part of such a surface.

The hardstanding is for the constructed of driveway to be used incidentally to the dwellinghouse.

Development is not permitted by Class F 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); or

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

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3 or part 20.

Conditions

F.2 Development is permitted by Class F subject to the condition that where—

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The proposed hardstanding is located to the rear of the dwelling and will be of permeable materials with the site plan also showing drainage provisions.

Part 2.

Extended Track

Assessment of proposal in relation to the provisions of Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015:

Class B – means of access to a highway

Permitted development

B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

The extension of the existing track will serve the newly constructed driveway allows under Part 1 Class F and road in which the track serves in unclassified.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A, Class C, Class E and Class F and Part 2, Class B.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.