

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	14/07/26	Manager:	LH	Date:	15/7/26
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Application Ref:		3/2026/0413		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				PERMISSION REQUIRED

Development Description:	Prior approval for proposed single storey rear extension under Part 1 Class A of the GDPO.
Site Address/Location:	7 Knowsley Road West, Wilpshire, BB1 9PW

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	

CONSULTATIONS:	Additional Representations.
One additional representation received from an adjoining neighbour stating concerns over: - Excessive and over-dominant development - Negative impact on the surrounding area - Overbearing and negative visual impact - Potential to be cited as an example of what is acceptable intrusion into garden areas	

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:

01/0247 – Bedroom and kitchen extension (Approved).

00/0193 – Erection of a conservatory (Approved).

86/0648 – Change garage into a kitchen and erect new garage extension (Approved).

6/9/1217 – Proposed detached bungalow and garage (Approved).

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

The application site relates to a one-storey detached dwellinghouse known as No.7 Knowsley Road West, located within the defined settlement area of Wilpshire. The property comprises render to the external

elevations and rosemary roof tiles, and benefits from an existing rear extension (conservatory) and two side extensions (garage and utility).

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 7.2m, with a width of 3.48m and eaves and ridge heights of 2.57m and 3.86m respectively.

Other Matters:

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 proposed 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 detached dwellinghouse and would extend beyond the rear wall of the original dwellinghouse by 7.2 metres and would have a maximum height of 3.85m.

(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 detached dwellinghouse, and the proposed extension would extend beyond the rear wall of the application property by 7.2m 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 not be within 2 metres of the boundary of the curtilage or the dwellinghouse.

(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 extend beyond a wall forming a side elevation of the original dwellinghouse; however, it would not exceed 4 metres in height, have more than a single storey or 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-paragraphs (e) to (j)

The proposed enlargement would adjoin the existing rear and side extensions granted consent under application references: 3/2001/0247, 3/2000/0193 and 3/1986/0648. The total enlargement, being the proposed extension together with the existing rear and two side extensions, would exceed the limits set out in sub-paragraphs (f), (g) insofar that the total enlargement would have a single storey and would exceed 4 metres in height.

As such, the proposal fails to comply with criterion (ja) and therefore does not fall to be permitted development in the first instance.

(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 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;

The proposed extension would be constructed in materials which would be of a similar appearance to those used in the construction of the existing dwellinghouse.

(b) any upper-floor window 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 1.7 metres above the floor of the room in which the window is installed; and

No upper-floor windows in a wall on roof slope forming a side elevation are proposed.

(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 extension would not have more than a single storey.

On the basis of the above, the proposed development does not meet the requirements of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is not defined as permitted development.

Residential Amenity

Whilst the proposed development is not defined as permitted development and so no further assessment is necessary, an assessment as to whether prior approval would have been required has been made in the interest of completeness/ transparency.

Adjoining neighbours have been informed of the proposal, and one objection has been received. In this respect sub-paragraph A.4 (7) states:

Where the owner or occupier of any adjoining premises objects to the proposed development, the prior

approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

The application property is adjacent to the neighbouring property of No. 11 Knowsley Road West to its north-west side elevation, and adjacent to No.5 Knowsley Road West to its south-east side elevation. No.6 Knowsley Road West also shares a common boundary with the application site to the front, separated by the highway.

The proposed extension would incorporate a modest element of glazing to the north-west-facing side elevation, south-west rear elevation, and south-east side elevation. Despite this, the proposed openings would not have a direct interface with any neighbouring residential properties and would result in no new opportunities for direct overlooking or loss of privacy. The openings would provide views solely towards the private amenity space associated with the application property and would be similar to the views afforded by the window configuration featured to the existing dwellinghouse.

The proposed extension would be situated 2.3m from the common boundary with No.5 Knowsley Road West, projecting 7.2m alongside it. However, the dwellinghouse at No.5 Knowsley Road West would be situated approximately 16m south-east of the proposed extension. Therefore, in this respect the proposed scheme as submitted would be unlikely to lead to any significant degree of overshadowing or loss of light to No.5 Knowsley Road West.

With respect to No.7 Knowsley Road West, the proposed extension would not result in any measurable undue harm upon these neighbouring residents. The development would be set back approximately 18m from the common boundary and would be adequately screened by existing boundary treatments.

Given the proposal would be directed solely to the rear of the dwelling, no impact would be resultant with respect to the residential properties located to the opposite side of Knowsley Road West.

In view of the above, it is determined that were the development to benefit from permitted development in the first instance, the proposed extension would not unduly impact upon the residential amenities of the adjacent properties known as No.5 and No.9 Knowsley Road West to the extent that prior approval could not be granted.

Observations/Consideration of Matters Raised/Conclusion:

On the basis of the above, the proposed single storey rear extension fails to meet the requirements of sub-paragraph (ja) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the development fails to fall as permitted development in the first instance and formal planning permission is required.

RECOMMENDATION:	That planning permission is required.
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