

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	20/07/2026	Manager:	LH	Date:	27/7/26
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Application Ref:	2026/0414			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	20/07/2026	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of lawfulness for the proposed erection of rear roof dormer, insertion of 3No. Velux roof windows, insertion of windows into 3No. gable ends, insertion of ground floor French doors to rear.
Site Address/Location:	60 Somerset Avenue Wilpshire BB1 9JD

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
The proposal is assessed against the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Relevant Planning History:
No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a detached two-storey dwelling house, known as 60 Somerset Avenue. The site lies within a residential area and lies within the settlement boundary of Wilpshire. A public right of way (PROW FP17) runs along the western boundary of the site. In addition, several Tree Preservation Orders are located on Somerset Avenue to the south of the dwellinghouse. These do not affect the proposed development and are not material to the assessment of the proposed development.
Proposed Development for which consent is sought:
Consent is sought for the erection of a rear roof dormer, insertion of 3 Velux roof windows, insertion of windows into all three gable ends, insertion of ground floor french doors to rear.
Matters:

Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class A, B and C 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.

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for additions etc to the roof of a dwellinghouse.

Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for other alterations to the roof of a dwellinghouse.

Class A

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

The alterations being assessed under Class A do not increase the floor area

(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 alterations being assessed under Class A do 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 alterations being assessed under Class A 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

N/A - The alterations being assessed under Class A do not result in an enlargement.

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

N/A - The alterations being assessed under Class A do not result in an enlargement.

(f) 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

N/A - The alterations being assessed under Class A do not result in an enlargement.

- (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 - The alterations being assessed under Class A do not result in an enlargement.

- (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

N/A - The alterations being assessed under Class A do not result in an enlargement.

(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

N/A - The alterations being assessed under Class A do not result in an enlargement.

- (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

N/A - The alterations being assessed under Class A do not result in an enlargement.

(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);

N/A - The alterations being assessed under Class A do not result in an 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

The proposed development does not include any of the above.

- (iv) an alteration to any part of the roof of the dwellinghouse

The proposed development includes an alteration to the roof of the dwellinghouse and is subject to the limitations and conditions set out in Class B and Class C.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or

(ca) 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 (b) and (c)

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

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The proposed alterations being assessed under Class A would be finished in materials to match the existing dwellinghouse.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:

- (i) obscure-glazed, and

The upper floor windows located in the side elevations of the dwellinghouse would be obscure-glazed.

- (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

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.

- (d) 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

N/A - The alterations being assessed under Class A do not result in an enlargement.

Class B

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 for use as a dwellinghouse was not granted by virtue of class M, 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 rear dormer would 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

The proposed rear dormer would not extend beyond the plane of the 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

N/A

(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

The resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

(e) it would consist of or include:

(i) the construction or provision of a verandah, 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.

B.2 Development is permitted by Class B subject to the following conditions:

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The materials used in proposed rear dormer would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

(b) the enlargement shall be constructed so that:

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

The eaves of the original roof are maintained and the edge of the dormer closest to the eaves of the original roof is not less than 0.2 metres from the eaves.

- (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

No part of the dormer extends beyond the outside face of any external wall of the original dwellinghouse.

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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

No dormer windows are proposed on the side elevation of the dwellinghouse.

Class C

C.1 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 M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P, PA or Q of Part 3 (change of use).

- (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 roof alteration would not protrude more than 0.15 metres beyond the plane of the slope of the original roof.

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

The roof alteration would not result in the highest part of the alteration being higher than the highest part of the original 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

The proposed development does not include any 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 shall 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

The proposed development does not include any windows located on a roof slope forming a side elevation of the dwellinghouse.

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, B and C subject to the conditions outlined in A.3, B.2 and C.2 of this Part.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.