

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	27/07/26	Manager:	LH	Date:	5/8/26
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Application Ref:		3/2026/0445		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Lawful development certificate for a proposed single storey detached garden studio outbuilding in the rear garden.
Site Address/Location:	4 Pendle Nick Close, Clitheroe, BB7 1RH

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 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

3/2021/0244: Variation of condition 1 (Approved Plans) of planning application 3/2019/0953. (Approved with conditions). Permitted development rights removed under condition 6.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a semi-detached property in Clitheroe. The property is situated within a relatively new housing development at Pendle Nick Close to the South-east of Clitheroe town centre, with the A59 highway to the east of the site.

Proposed Development for which consent is sought:

This is an application for a Certificate of Lawfulness for the proposed single storey detached garden studio outbuilding in the rear garden.

Principle of Development:

The application seeks to determine whether the proposal requires planning consent.

Observations/Consideration of Matters Raised/Conclusion:

Notwithstanding the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), historic planning records show that permitted development rights were removed from a number of properties including the property known as No. 4 Pendle Nick Close as part of the approval for variation of conditions of planning application 3/2019/0953.

Accordingly, the proposed works cannot be constructed under permitted development and as such would first require approval via a householder planning application.

RECOMMENDATION:	To refuse the application for a Certificate of Lawfulness.
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