

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	14/7/26	Manager:	KH	Date:	20/07/26
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Application Ref:		3/20260447		 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 extension to the rear of the property.
Site Address/Location:	9 Beech Drive Whalley BB7 9RA

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

Relevant Planning History:

3/1999/0932: Reserved matters application for residential development for 318 dwellings with garages. (Approved)

3/1998/0256: O/L redevelopment and re-use of redundant hospital buildings and land for up to 350 dwellings, 4645 square meters of business floor space, a primary school and open space. (Approved) S106

3/1996/0343: O/L Development and re-use of redundant hospital buildings and land for residential and employment development, primary school and open space. (Refused) APP/T2350/A/96/270374

3/1995/0545 and 3/1995/0546: Outline application to demolish existing hospital buildings erect 400 dwellings & 9293 square meters of new buildings for business (class B1) use and laying out of open space. (Refused) APP/T2350/A/95/259335

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwelling house, known as 9 Beech Drive. The site lies within a residential area within the settlement boundary of Whalley.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the erection of a single storey extension. The proposed extension would project out from the dwellinghouse's rear elevation by 4m, with a width of 8.3m and a ridge height of 2.768m. The flat roof would also benefit from a roof lantern with a height of 3.412m.

Matters:

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.

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 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 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 dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

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) 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 rear extension does not extend beyond the rear elevation of the original dwelling by more than 4m or exceed 4m 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;”

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest, and the proposal would not involve a larger home extension.

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 enlarged part of the dwelling house would not be within 2 metres of the boundary of the curtilage, nor would the height of the eaves of the extension 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 would not extend beyond a wall forming a side elevation 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 total enlargement would not exceed the limits set out in sub-paragraph e) to j).

(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 proposal does not include any of the above elements.

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 proposed single storey extension 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 extension 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

- (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 windows are proposed to any upper floor walls or roof slopes forming a side elevation of the dwellinghouse.

- (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 be single storey.

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 subject to the conditions outlined in A.3 of this Part.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.