

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	06/08/2026	Manager:	KH	Date:	07/08/26

Application Ref:		3/2026/0474		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Lawful Development Certificate for proposed detached garage/car port.
Site Address/Location:	1 Cockleach Cottages Chipping Road Longridge PR3 2NB

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:
Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Relevant Planning History:
3/2026/0165: Proposed erection of detached garage/carport (Refused).
3/2025/0382: Approval of details reserved by Condition 4 (construction method statement) of planning permission 3/2025/0069 (Approved).
3/2025/0069: Proposed construction of single-storey extension to side and rear and replacement sewage treatment package (Approved).
3/2024/0815: Proposed demolition of detached garage and construction of two-storey and single-storey extensions to side and rear, incorporating front dormer, including new, integral double garage and replacement sewage treatment plant (Refused).
6/10/1767: Timber garage Granted in 1969, subject to a condition which restricts the use of the garage.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is occupied by a two-storey, semi-detached dwelling located outside the settlement boundary of Longridge, within the Open Countryside. The dwellinghouse benefits from a single-storey extension to the side and rear, and an existing single-storey detached garage in the rear garden.

The site is located outside of the Longridge Neighbourhood Plan Area and is predominantly rural in character with sporadic built form within the vicinity. The southern and eastern site boundaries adjoin open fields. The application site is accessed off Chipping Road with a low-level stone-built wall extending along the front boundary and into the site, along with a hedge and tree to the front of the site.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the construction of a proposed new detached garage with an adjoined carport to the rear of the existing dwellinghouse. This proposal would involve the demolition of the existing prefabricated garage, which is 4.4m by 8.7m with a ridge height of 2.55m.

The proposed outbuilding would measure 6.9m in width by 10m in length and would feature a pitched roof with a height of 2m to the eaves and 3.95m to the ridge. The garage would have a width of 4m, and the carport would have a width of 2.9m. To the garage's front elevation, a garage door would be installed, whilst to the garage's north-east side elevation, a single door would be installed to allow access out to the carport. The proposed outbuilding would be located 4m from the rear elevation of the dwelling house and 2.1m from the curtilage boundary.

Assessment of Proposed Development:

In order for the proposal to be permitted development, the works need to satisfy a number of criteria as comprised in Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for any building or enclosure within the curtilage of a house for a purpose incidental to the enjoyment of the dwellinghouse.

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 M, N, P, or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class G, M, MA, N, P, PA 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 total area of ground covered by buildings, enclosures and containers within (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

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

Any part of the proposed outbuilding would not be situated on land forward of a wall forming the principle elevation of the original dwellinghouse.

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

The proposal would not have more than a 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 proposed building would not be within 2 metres of the curtilage boundary and would feature a dual-pitched roof measuring 3.95m in total height.

- f) The height of the eaves of a building would exceed 2.5 metres;

The eaves height of the building would not exceed 2.5m.

- g) The building, enclosure, pool or container would be situated within the curtilage of a listed building;

The proposed building would not 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; or
- j) The capacity of the container would exceed 3,500 litres.

The proposed development would not consist of any of the above.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within:

- (a) a World Heritage Site,
- (b) a National Park,
- (c) an area of outstanding natural beauty or
- (d) the Broads

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres

The development site is not located within any of the above.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

The development site is not located within Article 2(3) land.

Observations/Consideration of Matters Raised/Conclusion:

The detached garage/carport, shown on 'Proposed Plans and Elevations' ref: 26053-MCK-V1-ZZ-DR-A-15001-3P01 and 'Proposed Site Plan' ref: 26053-MCK-V1-S1-DR-A-15002-3P02, constitutes permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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