

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	06/08/26	Manager:	KH	Date:	07/08/26
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Application Ref:	3/2026/0503			 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:	Certificate of Lawfulness for proposed solar panels.
Site Address/Location:	The Stables Whitewell Road Cow Ark Clitheroe BB7 3DG

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

Relevant Planning History:

26/0372 - Certificate of lawfulness for proposed solar panels and air source heat pump (Approved).

05/0994 – Change of use of barn to holiday cottage (Withdrawn).

03/0425 – Retain existing dwelling as a dwelling (Withdrawn).

02/0664 – Proposed conversion of barns (Approved).

01/0887 – Barn Conversion (Approved)

00/0651 – Conversion of barns into 3 no. Residential dwellings. New detached stable block and use existing outbuildings as garage. Associated external works & garden areas, new sewage treatment plant (Approved).

Conditions 3 and 4 of application 3/2001/0887 removed PD rights under Schedule 2 Part 1 classes A to H, and Schedule 2 Part 1 classes E, F and G and Part II Class A.

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

The application concerns a converted barn property known as The Stables, located on the outskirts of Clitheroe. The application site is situated within the national landscape and the open countryside, with the surrounding area consisting primarily of barn conversions and agricultural fields.

Proposed Development for which consent is sought:

Consent is sought for a Certificate of Lawfulness for the proposed installation of 6 solar panels on the south-western facing roof slope of the detached garage of the Stables.

Assessment of proposed development:

Assessment of proposal in relation to the provisions of Schedule 2, Part 14 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 14 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on domestic premises.

Development is not permitted by Class A if –

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

The proposed solar PV would not protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope.

- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would be situated on a pitched roof and would not result in the highest part of the solar panels being higher than the highest part of the roof (excluding any chimney).

- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would not be situated on a flat roof.

- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

The proposed application site is not located within a conservation area or a World Heritage Site.

- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The proposed solar PV would not be installed on a site designated as a scheduled monument

- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

The proposed solar PV would not be installed within the curtilage of a listed building.

Conditions A.2 (a) and (b) of the above legislation state that the equipment should be sited so far as it is practical to minimise the effect on the external appearance of the building and the amenity of the area. It is noted that the application site is located within the defined National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty) and is adjacent to a public footpath to the north-east. However, the proposed solar panels would be installed to the southwest elevation of the garage and would therefore not be highly visible from within the public realm, being largely screened from view by the garage itself. Accordingly, it is not considered that the proposal would be of significant detriment to the external appearance of the host property or the visual amenities of the surrounding National landscape. The proposal therefore meets all the above criteria to be classed as permitted development, subject to condition (c), with the solar panels being removed as soon as it is reasonably practicable when no longer needed.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works shown on 'Garage: Proposed plans + elevation' ref: PL.00.02 0145, and 'Existing + Proposed Site Plans' ref: PL.00.04 0145, constitute permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the solar PV panels being removed as soon as is reasonably practicable when no longer needed.

RECOMMENDATION:

That the Certificate of Lawfulness be granted.