

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	27/07/26	Manager:	LH	Date:	5/8/26
----------------	-----------------	-----	--------------	----------	-----------------	----	--------------	--------

Application Ref:	3/2026/0509			 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:	Certificate of Lawfulness for proposed single storey side extension and extension of existing rear dormer.
Site Address/Location:	25 The Hazels, Wilpshire, BB1 9HZ

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No additional representations.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

The proposal is assessed against the provisions of Schedule 2, Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

6/9/3790: Application for approval of Reserved Matters (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached single storey dwelling house, known as 25 The Hazels. The site lies within a residential area to the western side of the Ribble valley railway line, within the defined settlement area of Wilpshire. The site lies adjacent to the green belt, with risk of surface water flooding. Water/waste pipes are situated on the west boundary of the site however this does 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 a proposed single-storey side extension projecting from the east side elevation with a width of 3m and a length of 7.1m. The proposal features a pitched roof design with an eaves and ridge height of 2.4m and 4m respectively. An extension of the existing rear dormer is also proposed.

With respect to materiality, the side extension would be rendered and have roof tiles to match the existing dwelling. The rear dormer extension would be tile hung to match the existing rear dormer.

Matters:

Class A (enlargement, improvement or alteration)

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 proposed single storey side extension would not exceed 50% of the total area of the 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 side 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 side 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 single storey side 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 proposed single storey side extension does not extend beyond the rear elevation of the original dwelling by more than 8m or exceed 4m in height.

(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

The proposed extension would be a single storey.

(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

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of its curtilage however the height of the eaves of the enlarged part would not 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 a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse however, would not exceed 4m in height, would not have more than a single storey and does not have a width greater than half the width 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 enlarged part of the dwelling house would not be joined to any existing enlargement of the original dwellinghouse.

(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

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

The proposed extension includes an alteration to part of the roof of the dwellinghouse and will be subject to the limitations and conditions set out in Class B.

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 dwelling house.

(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

The proposed extension would not have more than a single storey.

(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 not have more than a single storey.

Class B (additions etc to the roof of a dwellinghouse)

B.1 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 or Q of Part 3.

(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 extension of the rear roof 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 extension of the rear roof dormer would not form the principle elevation of the dwellinghouse.

(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
- (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 proposed rear roof dormer extension would not exceed 50 cubic metres in volume.

(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 extension of the rear roof dormer would not 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 proposed rear roof dormer extension would be finished in materials to match the existing dwelling house.

(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 proposed edge of the enlargement closest to the eaves of the original roof, are not less than 0.2m 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 proposed enlargement 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

The proposed extension of the rear dormer does not include any windows on a wall or 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 and B
subject to the conditions outlined in A.3 and B.2 of this Part.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.