

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LOH	Date:	4/8/2026	Manager:	KH	Date:	11/08/26

Application Ref:	3/2026/0571			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:		Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Certificate of Lawfulness for proposed roof mounted solar panels.
Site Address/Location:	42 Church Street, Ribchester, Lancashire, PR3 3YE

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 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Relevant Planning History:
6/9/9074 – Erection of garage, no other details (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a two-storey end of terrace dwellinghouse, known as 42 Church Street. The dwellinghouse lies in a residential area within the defined settlement boundary of Ribchester and lies within Ribchester conservation area. The dwellinghouse has been previously extended to the rear with two small single storey extensions to the northwest and southwest of this. The dwellinghouse comprises a stone exterior and a pitched, slate roof, with its principal elevation facing onto Church Street.
Proposed Development for which consent is sought: Consent is sought for a certificate of lawfulness for proposed roof mounted solar panels.
Matters: <u>Class A – installation or alteration etc of solar equipment on domestic premises</u>

Assessment of the 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 (as amended):

In order to the 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) (England) Order 2015 (as amended) for the installation or alteration of solar equipment on domestic premises.

A.1 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 panels would not protrude more than 0.2m beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the 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 equipment would not be higher than the highest part of the roof.

(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 equipment would not be sited 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 dwellinghouse which forms the subject of this application is located within the Ribchester Conservation Area, however the proposed solar panels would be installed to the front roof slope and not on a wall which fronts a highway.

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

The proposed solar panels 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 panels would not be installed on a building within the curtilage of a dwellinghouse or block of flats that is a listed building.

Conditions A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Conditions A.2 (a) and (b) of the above legislation state that the equipment should be sited so far as is practicable to minimise the effect on the external appearance of the building and the amenity of the area. It is noted that the proposed solar panels would be sited on the south-western roof slope of the application property which faces onto the public realm of Church Street, therefore the proposed solar panels would be visible as part of the application property and the Ribchester Conservation Area. Despite this, there is a practical requirement to locate the proposed solar panels on a southern facing slope to allow for optimal absorption of sunlight. The proposed solar panels are relatively small scale and would comprise a flush/integrated design so as to reduce their visual impact as far as possible.

Accordingly, the proposed development is considered to be compliant with Conditions A.2 (a) and (b) in as much that the proposed solar panels, would, so far as is practicable, be positioned so as to minimise their effect on the external appearance of the application property and amenities of the area. 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 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 a Certificate of Lawfulness be granted.
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