

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LOH	Date:	12/10/26	Manager:	LH	Date:	13/10/26

Application Ref:	3/2026/0595			 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 creation of hardstanding area in front garden to provide an additional parking area
Site Address/Location:	12 Elbow Wood Drive, Barrow, BB7 9ZD

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:
The proposal is assessed against the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Relevant Planning History: 13/0737: Proposed residential development (up to 62 dwellings including up to 30% affordable) with partial means of access to, but not within, the site. (Approved) 16/0735: Reserved matters application for proposed residential development for up to 43 dwellings including 30% affordable following outline planning permission 3/2013/0737. (Approved) (Permitted development rights removed under condition 8)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The proposal relates to a detached dwellinghouse in Barrow, Clitheroe. The property is situated within a relatively new housing development at Elbow Wood Drive to the north of Barrow village and the south of Clitheroe town centre, with the A59 highway to the east of the site.
Proposed Development for which consent is sought: This is an application for a Certificate of Lawfulness for the proposed creation of hardstanding area in front garden to provide an additional parking area.

Principle of Development:

The application seeks to determine whether the proposal requires planning consent.

Other Matters:Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Permitted development

F. Development consisting of—

(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or

(b) the replacement in whole or in part of such a surface.

The provision for a hard surface is within the curtilage of the dwellinghouse and incidental to the enjoyment of the dwellinghouse.

Development is not permitted by Class F if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or

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 dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Permission to use the dwellinghouse has not been granted under Part 20.

Conditions

Development is permitted by Class F subject to the condition that where—

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

The proposed hardstanding is located on land between the principal elevation and a highway

(c) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The proposed hardstanding area exceeds 5 square meters however provision is made to direct run-off water from the hard surface to a permeable surface within the curtilage of the dwellinghouse.

RECOMMENDATION:	A certificate of lawfulness be granted.
------------------------	---