

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
11 August 2026

**PROPOSED REGULARISATION FOR CLEAR GLAZING TO THE DORMER AND ROOF
WINDOWS
AT
29 CHATBURN PARK DRIVE, CLITHEREO, LANCASHIRE**

Summary

In 2019, a dormer extension was approved under the building regulations and it was confirmed by Ribble Valley planning department that the development was permitted under the provisions of Schedule 2, Part 1, Class B [B2] of the Town and Country Planning [General Permitted Development [England] Order 2012 [as amended] as the requirements that all window openings [3 bedroom windows and 2 roof lights] incorporated obscure glazing as is required by the above planning regulation.

In 2026, the applicant purchased the property and removed the obscure glazing, inserting clear glazing in all 5 openings. Consequently, the LPA instigated enforcement proceedings having served an enforcement notice which has been appealed against.

An internal inspection of the dormer extension will reveal that the 3 windows in the bedroom have been fitted with permanent wooden shutters internally which effectively allows light into the bedroom, but obscures views out of the bedroom. Further, the roof lights do not give any views into the adjacent garden area.

For the avoidance of doubt and in the interests of transparency, a refusal of the application will result in an appeal being lodged and this will be run in conjunction with the current enforcement appeal; such statement has been made clear in the appeal