



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

22

Suffix

Property Name

Address Line 1

Rogersfield

Address Line 2

Address Line 3

Lancashire

Town/city

Langho

Postcode

BB6 8HB

Description of site location must be completed if postcode is not known:

Easting (x)

370052

Northing (y)

433794

Description

Applicant Details

Name/Company

Title

Mrs

First name

Amanda

Surname

McMurtrie

Company Name

Address

Address line 1

22 Rogersfield

Address line 2

Address line 3

Town/City

Langho

County

Lancashire

Country

GB

Postcode

BB6 8HB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of a single-storey enclosed porch to the principal/front elevation of the dwelling, positioned centrally around the existing main entrance, as shown on drawing MCMUR 001 – OPT 1.

The porch will measure 3 metres in external width by 1 metres in external projection, giving a total externally measured ground area of 3 square metres. It will have a maximum ridge height of 3 metres above existing ground level.

The porch will have a pitched roof finished in tiles to complement the existing dwelling, with black fascia and soffits. The front elevation will contain a new entrance door with glazed sidelights. The porch will incorporate a vaulted internal ceiling and a single entrance step with matching Indian sandstone paving.

No new vehicular or pedestrian access, street layout, boundary enclosure or separate hardstanding is proposed as part of this application. Rainwater from the porch roof will discharge into the existing surface-water drainage system. All works will be contained within the application site.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is an established dwellinghouse in lawful residential use within Use Class C3(a). It has been constructed and continuously occupied as a residential dwellinghouse, and this application does not propose any change to that use. There are no known outstanding planning enforcement matters affecting the residential use of the property.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Drawing MCMUR 001 - OPT 1 showing proposed floor plans and front elevations.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed works comprise the erection of a porch outside the existing principal entrance of a dwellinghouse. The development falls within Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The porch will measure 3.0 metres in external width by 1.0 metre in external projection. Its ground area, measured externally, will therefore be 3.0 square metres and will not exceed the permitted maximum. No part of the porch will exceed 3.0 metres above the immediately adjacent ground level.

The porch will be situated approximately 5 metres from the boundary of the dwellinghouse that fronts the highway, which is more than the required minimum distance of 2.0 metres.

The property is an existing dwellinghouse within Use Class C3(a), and the proposal will not result in any change of use. To the applicant's knowledge, the relevant permitted development rights have not been removed by a planning condition or Article 4 Direction. The proposal therefore satisfies the limitations of Class D and constitutes permitted development, for which planning permission is not required.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amanda McMurtrie

Date

11/08/2026