

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

Application Ref:	3/2026/0630			 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 the proposed single-storey enclosed porch to front
Site Address/Location:	22 Rogersfield Langho, BB6 8HB

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No representations required.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Relevant Planning History: 90/0015: Proposed first floor extension above garage to accommodate bedroom and bathroom (APPROVED)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site relates to an existing detached dwellinghouse located in Langho. The dwelling is a two storey detached dwellinghouse finished in brick and white render. The surrounding area is predominantly residential with open countryside to the west and is situated to the north of the A666 highway.
Proposed Development for which consent is sought: This application seeks a Lawful Development Certificate for a proposed single storey enclosed porch to front. The proposed porch would project out 0.820m with a width of 3.6m. The proposed porch will have a pitched roof finished in tiles with black fascia and soffits.
Matters: Assessment of proposal in relation to the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015:

In order to be permitted development, the proposal needs to satisfy a number of criteria as comprised in Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the erection of a porch.

D1. Development is not permitted by Class D 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 to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M,N,P,PA or Q of Part 3 of this Schedule.

- (b) the ground area (measured externally) of the structure would exceed 3 square metres

The proposed porch would not exceed a ground area of 3 square metres.

- (c) any part of the structure would be more than 3 metres above ground level.

The proposed porch would not be more than 3 metres above ground level.

- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

The proposed porch would not be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

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

The dwellinghouse is not built under Part 20 of this Schedule.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development constitutes permitted development under Schedule 2 Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RECOMMENDATION:	That the Certificate of Lawfulness be granted.
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