

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LOH	Date:	14/10/26	Manager:	LH	Date:	16/10/26

Application Ref:	3/2026/0661			 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 single storey rear extension.
Site Address/Location:	Sandilands Farm, Rimington Lane, Rimington, BB7 4DS

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
The proposal is assessed against the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Relevant Planning History: 80/0462: Provision of propane gas tanks to rear of proposed guest house and licenced restaurant at Sandilands farm (Approved) 80/0035: Reserved Matters application for the conversion of Sandilands Farm to form residential guest house with licenced dining facilities (Approved) 79/0921: Proposed residential guest house with dining facilities and licenced bar service at justices' discretion (Approved) Although the above planning applications were made and approved, they were never acted upon and the property remained residential, this has been confirmed with council tax records submitted to the officer from a period of 1992 to present. Furthermore, no business rates accounts have been recorded for Sandilands farm which indicates the property was never converted to a residential guest house with dining facilities and licenced bar service.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached two storey dwellinghouse known as Sandilands Farm, located within Rimington, to the northeast of Clitheroe. The dwelling itself is not on any designated land and the surrounding area is predominantly open countryside.

Proposed Development for which consent is sought:

Consent is sought for a certificate of lawfulness for the construction of a proposed single storey rear extension, projecting 4 metres from the rear elevation of the existing dwellinghouse with a width of 5.1 metres.

The proposed extension would feature a pitched roof with eaves and ridge height of 2.8m and 4m respectively and incorporate 4 roof lights. The proposal also features glazing to the northwest facing elevation, and 4 windows on the northeast and southwest elevations.

Matters:

Assessment of the proposal in relation to the provision of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In order to be permitted development, the proposed development needs to satisfy a number of criteria as comprised in Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the enlargement, improvement, or other alteration of a dwellinghouse.

A.1 Development is not permitted by Class A 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 (change of use);

Permission to use as a dwellinghouse was not granted by virtue of Class G, M, MA, N, P, PA or Q of Part 3.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of curtilage (excluding the ground area of the original dwellinghouse);

The proposed extension would not exceed 50% of the total area of the curtilage of the property.

c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the proposed single storey extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the proposed extension would not exceed the height of the eaves of the existing dwellinghouse.

e) the enlarged part of the dwellinghouse would extend beyond a wall which –

- (i) Forms the principal elevation of the original dwellinghouse, or
- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse;

The proposed extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or front a highway and form a side elevation of the original dwellinghouse.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –

- i) Extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
- ii) Exceed 4m in height;

The proposed extension would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4m or exceed 4m in height.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
- (ii) Exceed 4m in height

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest and the enlarged part of the dwellinghouse would not extend beyond the rear wall of the dwellinghouse by more than 8m or exceed 4m in height.

h) the enlarged part of the dwellinghouse would have more than a single storey and –

- (i) Extend beyond the rear wall of the original property by more than 3m, or
- (ii) Be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The enlarged part of the dwellinghouse would not have more than a single storey.

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

The enlarged part of the dwellinghouse would not be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3m.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would –

- (i) Exceed 4m in height,
- (ii) Have more than a single storey, or
- (iii) Have a width greater than half the width of the original dwellinghouse;

The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.

k) it would consist of or include –

- (i) The construction or provision of a verandah, balcony, or raised platform;
- (ii) The installation, alterations, or replacement of a microwave antenna;
- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) An alteration to any part of the roof of the dwellinghouse; or

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

The proposed single storey extension would not consist of or include any of the above criteria.

A.3 Development is not permitted by Class A subject to the following conditions –

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The proposed extension would be finished in materials to match the existing dwellinghouse.

b) any upper-floor windows located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) Obscure-glazed, and

(ii) Non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed; and

The proposed extension would not have more than a single storey.

c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as reasonably practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extension would not have more than a single storey.

Observations/Consideration of Matters Raised/Conclusion:

The proposed works constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A, subject to the conditions outlined in A.3 of this Part.

RECOMMENDATION:

To approve the application for a Certificate of Lawfulness.