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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **BT** | | | | **Date:** | **14-12-20** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | | **COVID 19** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | **3/2020/0965** | | | | | |  | | | | |
| **Date Inspected:** | | | N/A | | | | | |
| **Officer:** | | | **BT** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **REFUSAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single-storey extension and porch to side | | | | | | | | |
| **Site Address/Location:** | | | | | 69 Preston Road, Longridge. PR3 3AY | | | | | | | | |
|  | | | | | | | | | | | | | |
| **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:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **N/A** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2012/0975:**  Proposed loft conversion with front and rear dormer, single storey rear extension (APPROVED) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The proposal relates to a semi-detached bungalow located on Preston Road, Longridge in the South-west of the Ribble Valley Borough. The proposal site is situated amongst several other semi-detached bungalow properties. The surrounding area is primarily residential in appearance.  The property is situated on the edge of a conservation area but is not within the conservation area. The property is not a listed building. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  This is an application for a Certificate of Lawfulness for a proposed single storey side extension with porch. | | | | | | | | | | | | | |
| **Principle of Development:**  The application seeks to determine whether the proposal requires planning consent. | | | | | | | | | | | | | |
| **Assessment of proposal in relation to the provisions of Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015:**   1. Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); 2. The proposed extension would not exceed 50% of the total area of the curtilage of the dwellinghouse 3. The height of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse 4. The height of the eaves of the extensions would not exceed the height of the existing dwelling house 5. **The enlarged part of the dwellinghouse extension would extend beyond a wall which:**    1. forms the principal elevation of the original dwellinghouse or;    2. **fronts a highway and forms a side elevation of the original dwellinghouse** 6. The extension would not project beyond the rear wall of the dwellinghouse by more than 3 metres 7. The extension is not two storey 8. The proposed extension will be within 2 metres of the boundary of the curtilage of the dwellinghouse but would not exceed 3 metres in height at the eaves 9. The extension would project beyond the side elevation of the dwelling house and:    1. **would exceed 4 metres in height**    2. would not have more than a single storey    3. would not have a width greater than half the width of the original dwellinghouse 10. The extension would not consist of a balcony, veranda, raised platform, microwave antenna, chimney, flue or vent or any alterations to the roof | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal is not deemed to be Permitted Development by virtue of Class A, Part 1, Schedule 2, sectionse) and i)of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015. Accordingly, full planning permission will be required for this particular development. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To refuse the application for a Certificate of Lawfulness | | | | | | | | | |