


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2021/0049	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		PERMISSION NOT REQUIRED

Development Description:	Proposed Construction of a new detached single garage
Site Address/Location:	Homeacre, Lovely Hall Lane, Copster Green, BB1 9EQ

CONSULTATIONS:	Parish/Town Council
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 E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Relevant Planning History:

No relevant planning history

ASSESSMENT OF PROPOSED DEVELOPMENT:

Proposed Development for which consent is sought:

The proposed development relates to the erection of detached garage.

This application seeks a determination as to whether the proposed development meets the requirements for a certificate of lawfulness. In this particular instance the relevant part of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to consider is Schedule 2 Part 1 Class E.

Observations/Consideration of Matters Raised/Conclusion:

In order to be permitted development, the extension needs to satisfy a number of criteria as comprised in Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse

E.1 Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

Permission for use as a dwellinghouse was not granted by virtue of class M, N, P or Q of Part 3.

(b)the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The proposed development would not result in the total area of ground covered within the curtilage exceeding more than 50%.

(c)any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

The outbuilding is sited to the rear of the dwelling.

(d)the building would have more than a single storey;

The proposed outbuilding will be single storey.

e)the height of the building, enclosure or container would exceed—

(i)4 metres in the case of a building with a dual-pitched roof,

(ii)2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii)3 metres in any other case;

The proposed outbuilding will have a pitched roof measuring 3.83m in total height.

(f)the height of the eaves of the building would exceed 2.5 metres;

The outbuilding will not exceed 2.5m in total height to the eaves

(g)the building, enclosure, pool or container would be situated within the curtilage of a listed building;

The outbuilding will not be situated within the curtilage of a listed building.

(h)it would include the construction or provision of a verandah, balcony or raised platform;

(i)it relates to a dwelling or a microwave antenna; or

(j)the capacity of the container would exceed 3,500 litres.

The development would not consist of any of the above.

The proposal meets the above criteria to be permitted development.

RECOMMENDATION:

That consent for a certificate of lawfulness be granted.