


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	21/5/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	COVID 19					

<b>Application Ref:</b>	3/2021/0322	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	N/A		
<b>Officer:</b>	BT		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	Approval

<b>Development Description:</b>	Lawful Development Certificate for existing shed (7m x 4m) in the rear garden.
<b>Site Address/Location:</b>	82 Mersey Street, Longridge. PR3 3RL

<b>CONSULTATIONS:</b>	<b>Parish / Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
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).
<b>Relevant Planning History:</b>
No recent planning history relevant to the determination of the application.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>
The proposal relates to a terraced property in Longridge. The property is constructed from red brick and pebble dash render, slate roof tiles and brown UPVC windows and doors. The surrounding area is largely residential and comprises a mixture of terraced and bungalow properties.
<b>Proposed Development for which consent is sought:</b>
This is an application for a Certificate of Lawfulness for an existing shed within the property's rear garden.

**Principle of Development:**

The application seeks to determine whether the proposal requires planning consent.

Assessment of proposal in relation to the provisions of Class E Part 1 Schedule 2 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 E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

E1. 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 of the above schedule.**

(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 existing shed does not exceed 50% of the total area of curtilage of the property.**

(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 existing shed is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse.**

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

**The existing shed is 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 existing shed is situated within 2 metres of the boundary of the curtilage of the dwellinghouse and has a roof height of 2.4 metres.**

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

**The height of the eaves of the existing shed is 2 metres.**

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

**The shed is not situated within the curtilage of a listed building.**

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

**The shed does not consist of or include the provision of any verandah, balcony or raised platform.**

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

**The shed does not relate to a dwelling or microwave antenna.**

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

**N/A**

**The existing shed is not within a World Heritage Site, a National Park, an area of outstanding natural beauty or the Broads.**

**The proposal meets the above criteria to be classed as permitted development.**

**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 E.

**RECOMMENDATION:**

To approve the application for a Certificate of Lawfulness.