

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	12/7/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	N/A					

Application Ref:	3/2021/0479	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	N/A		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Refusal

Development Description:	Certificate of Lawfulness for a rear single storey extension.
Site Address/Location:	96 Hacking Drive, Longridge. PR3 3FP

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: 3/2008/0423: Demolition of attached single garage and erection of two storey side extension and internal alterations (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The proposal relates to a semi-detached dormer bungalow property in Longridge. The property consists of red brick, concrete roof tiles and brown UPVC windows and doors. The surrounding area is residential with a large area of open countryside to the South. The property is not situated within a conservation area or the AONB and still benefits from permitted development rights.
Proposed Development for which consent is sought: This is an application for a Certificate of Lawfulness for the construction of a single storey rear extension.

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:

In order to be permitted development, the proposal 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) Order 2015 (as amended) for the enlargement, improvement or other alteration of a dwellinghouse.

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 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) 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 the curtilage (excluding the ground area of the original dwellinghouse);

The proposed single storey rear extension would not exceed 50% of the total area of 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 rear extension would not exceed the height of the existing dwelling.

(d) the height of the eaves of the part of the dwelling house enlarged or improved or altered would exceed the height of the eaves of the existing dwelling house;

The height of the eaves of the proposed single storey rear extension would exceed the height of the eaves of the existing dwellinghouse by 0.4 metres.

(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 principle elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse.

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

(i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or 3 metres in the case of any other dwelling house, or

(ii) exceed 4 metres in height;

The proposed single storey rear extension would extend beyond the rear wall of the original dwellinghouse by 2.9 metres and measure 3.1 metres 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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;”

N/A

h) the enlarged part of the dwelling house would have more than a single storey and —

(i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

The proposed rear extension would be single storey.

(i) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed single storey rear extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and would be 2.8 metres in height to the eaves measured from the highest part of the surface of the ground adjacent to it.

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

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

(k) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration 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.

The proposed single storey extension would not extend beyond a wall forming a side elevation of the original dwellinghouse and would not consist of or include any of the above criteria.

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal is not deemed to be Permitted Development by virtue of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015 as the eaves height of the proposed extension would exceed the eaves height of the existing dwellinghouse by 0.4 metres. Accordingly, full planning permission will be required for this particular development.

RECOMMENDATION:

To refuse the application for a Certificate of Lawfulness.