

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	17/6/2021	Manager:		Date:	
Site notice displayed	N/A	Photos uploaded	N/A					

Application Ref:	3/2021/0494	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed single storey extension to rear.
Site Address/Location:	1 Greenacres, Read. BB12 7PT

CONSULTATIONS:	Parish/Town Council
N/A	
Additional Representations:	
No representations received in respect of the proposed development.	

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:**3/1999/0721:**

Erection of single storey extension to provide disabled facilities (Approved)

3/2010/0199:

Proposed bedroom extension and a detached garage (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The proposal relates to a semi-detached property in Read. The surrounding area is residential with large areas of open countryside to the periphery. The proposal site does not lie within a conservation area or within the AONB.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension that has a rearward projection of 4.0 metres with an eaves and ridge height of 2.3 metres and 3.6 metres respectively. The applicant seeks a determination as to whether the above proposal requires prior approval by the Council.

Observations/Consideration of Matters Raised/Conclusion:

Permitted development rights are a right to make certain changes to a building or land without the need to apply for planning permission. These derive from a general planning permission granted from Parliament, rather than from permission granted by the local planning authority.

In some circumstances local planning authorities can suspend permitted development rights in their area. Local planning authorities have powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 to remove permitted development rights. While article 4 directions are confirmed by local planning authorities, the Secretary of State must be notified, and has wide powers to modify or cancel most article 4 directions.

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 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 dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);

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

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

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

(e) the enlarged part of the dwelling house would extend beyond a wall which - (i) fronts a highway; and (ii) forms either the principal elevation or a side elevation of the original dwelling house;

The proposed extension would not extend beyond a wall which is considered to front a highway.

(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;

N/A

(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;

The proposed single storey extension would extend beyond the rear wall of the original dwellinghouse by 4.0 metres and measure 3.6 metres in height.

h) the enlarged part of the dwelling house would have more than one storey and – (i) extend beyond the rear

wall of the original dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;

The proposed 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 extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and would be 2.3 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

(ii) 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.

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

Residents from adjacent and opposite properties have been informed of the proposal and no objections have been received. On the basis of the above, prior approval is not required for the proposed development.

RECOMMENDATION:

That prior approval is not required.