

**Report to be read in conjunction with the Decision Notice.**

**Signed:**   **Officer:**   **RB**   **Date:**   **06.08.2021**   **Manager:**   **NH**   **Date:**   **06.08.2021**

**Application Ref:**   3/2021/0671

**Date Inspected:**   20/07/2021

**Officer:**   RB



**Ribble Valley  
Borough Council**

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**DELEGATED ITEM FILE REPORT:**

**APPROVAL**

**Development Description:**   Prior notification of larger home extension 5.53m long, 3m high (max) and 2.7m high to eaves.

**Site Address/Location:**   4 Medlock Way, Clitheroe, BB7 2FG

**CONSULTATIONS:**   **Additional representations**

**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:**

N/A

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Proposed Development for which consent is sought:**

The proposal seeks consent for the erection of a single storey rear extension, the proposal would measure approximately 5.53m by 5.39m with a mono pitch roof with an eaves height of 2.7m and maximum height of 3m.

**Other Matters:**

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.

Recent legislative changes came into force on 30th May 2013 (SI no. 1101) as a result of an amendment to the Town and Country Planning (General Permitted Development) Order 1995 and as a result permitted development rights were extended, for three years, in order to make it easier for homeowners to construct larger extensions without the need for planning consent. Subsequent amendments brought in on the 6th of April 2014 (SI no. 564) clarified that the LPA should now assess an application for prior approval against all of the limitations and conditions of Class A, and also made it possible to attach conditions to any grant of prior approval. In March 2015, the government published Statutory Instrument 2015 No. 596, titled The Town and Country Planning (General Permitted Development) (England) Order 2015. This came into force on 15th April 2015, and replaced the Town and Country Planning (General Permitted Development) Order 1995. In doing so, it extended permitted development rights for a further three years to 30th May 2019. An

amendment to the regulations came into force on 25/05/2019, that removed the requirement for a larger rear extension to be completed "on or before 30th May 2019". In other words, these PD rights were made permanent.

The proposal is assessed against all the relevant criteria of Class A below.

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 single storey 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 single storey extension will 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 existing dwelling house;

**The height of the eaves of the proposed extension will 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 Single storey 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 5.53m and measure 3m 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 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 extension would be 2.7m 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
- (i) 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 extension beyond a side wall nor would it 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 permitted development.

Adjoining neighbours have been informed of the proposal and no objections have been received from the occupier of the adjacent properties. On the basis of the above, prior approval is granted for the proposed development.

**RECOMMENDATION:**

That prior approval be granted.