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Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
20 October 2026

PROPOSED SINGLE STOREY REAR EXTENSION
AT
THE GATEHOUSE, WHALLEY ROAD, BARROW, LANCASHIRE



This statement details the relevant classes which the proposal relates to support the Lawful Development Certificate application to RVBC for the single storey rear extension at the property in order to validate the submission and allow the case officer to assess all the facts. The following should be read in association with the application drawings.

CLASS A – ENLARGEMENT, IMPROVEMENT OR ALTERATION

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);

N/A

(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;

N/A

(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;

N/A

(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;

N/A

(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 depth of the rear extension is 3.7m max from the rear wall of the existing house and the overall height is 3.7m max

(g) until 30th May 2019, 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 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;

N/A

(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 eaves height is less than 3m

(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.

N/A

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a)it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
(b)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
(c)the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

The application site is not sited on article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions-

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The exterior materiality will blend with the existing coursed stone finish and the roof of the extension will be slate.

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be –
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

N/A

c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Supporting information includes :-

Application form
Existing plans
Existing elevations
Proposed plans
Proposed elevations
Site plans