

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2022/0379

**DECISION DATE:** 09 June 2022

**DATE RECEIVED:** 11/04/2022

**APPLICANT:**

Mr and Mrs Nelson  
Ash Lea  
Whalley Road  
Pendleton  
Clitheroe  
BB7 1PP

**AGENT:**

Mr Peter Hitchen  
Peter Hitchen Architects  
Marathon House  
The Sidings Business Park  
Whalley  
Clitheroe  
BB7 9SE

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**DEVELOPMENT PROPOSED:** Variation of Condition 2 (Plans) to allow substitution of plans as balcony and split level accommodation to be removed and 3 (materials) change from zinc and timber cladding to stone and render of planning permission 3/2021/0169

**AT:** Ash Lea Whalley Road Pendleton BB7 1PP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the 13th April, 2024.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (rec'd 11/04/2022)  
PHA/378 Proposed Elevations (rec'd 11/04/2022)  
PHA/378 Proposed Plans/Sections (rec'd 11/04/2022)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

Reason: To ensure that the materials to be used are appropriate to the locality.

P.T.O.

**APPLICATION NO. 3/2022/0379**

**DECISION DATE: 09 June 2022**

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4. The annexe building hereby approved shall only be occupied as an extended family unit in conjunction with the property to which it is related to and it shall not be used as a separate dwelling.

Reason: The provision of an additional dwelling unit in this locality would be contrary to the prevailing planning policies.

5. The development shall be carried out in strict accordance with the conclusions of the Preliminary Bat Roost Assessment Report dated 24 February 2021 submitted with the application.

Three (No.10) Schwegler Swallow Nests and two bat boxes shall be provided on the building in accordance with the above report and shall be fully implemented in strict accordance with the approved details before the building is first brought into use.

Reason: To ensure that there are no adverse effects on the status of the swallow and bat population.

6. Demolition of the existing stables shall be undertaken outside the nesting bird season [March - August inclusive].

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the building for active bird nests should be carried out by a licensed ecologist on the day of demolition.

Reason: To ensure that there are no adverse effects on the status of nesting birds.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

P.T.O.

4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk.

*John Machole*

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

#### Notes

##### Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

##### Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.