

# Planning appeal for planning application 3/2022/0988

Submitted to the Planning Inspectorate on 29 February 2024

## Before you start

Local planning department	Ribble Valley
Planning application type	Full planning
Planning decision	Refused
Decision date	01 September 2023

## Your contact details

Was the planning application made in your name? No, I'm acting on behalf of the appellant

Appeal made on behalf of Mr Hussain

Your contact details  
Kathryn Jukes  
Directions Planning Consultancy Ltd  
k.jukes@directionsplanning.co.uk

## The appeal site

Appeal site address  
Land adjacent to Further Lane  
Mellor  
Blackburn  
Lancashire  
BB2 7QB

Do you own the land involved in the appeal? You own some of the land involved in the appeal

Telling the other I've told all the other landowners about my appeal

<b>landowners</b>	I've done this within the last 21 days I used a copy of the form in annexe 2A or 2B
<b>Do you know who owns the rest of the land involved in the appeal?</b>	Yes, I know who owns all the land
<b>Is the appeal site part of an agricultural holding?</b>	No
<b>Visible from a public road</b>	No There is an established hedge along Further Lane and gates into the site are kept locked so access will need to be arranged.
<b>Health and safety issues</b>	Yes Horses are kept on the land

## Deciding your appeal

<b>How would you prefer us to decide your appeal?</b>	Inquiry
<b>Why would you prefer an inquiry?</b>	Please refer to section 2 of the Statement of Case which sets out in full why an Inquiry is necessary. In short the Council has failed to assess the proposal correctly and the case is complex with over lapping considerations concerning Green Belt, heritage and design. The Appeal concerns a dwelling of exceptional quality as an exception to Green Belt policy and within the setting of heritage assets, which are all policies of national significance extending beyond local planning policy. The Appeal can only be properly considered through questioning of expert witnesses.
<b>How many days would you expect the inquiry to last?</b>	6
<b>Draft statement of common ground</b>	D57 Woodfold Statement of Common Grounds 280224.pdf

## Your planning application

<b>Planning application form</b>	D5 ApplicationForm.pdf
<b>Did you submit a</b>	No

**separate ownership  
certificate and  
agricultural land  
declaration with your  
application?**

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**Planning application  
number** 3/2022/0988

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**Is the description of  
development on your  
application form still  
correct?** Yes

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**Plans, drawings and  
supporting documents**

D2 383 01 02 001 SITE LOCATION PLAN.pdf  
D4 3 2022 0988 Officer Report.pdf  
D6 383 01 02 002 EXISTING SITE PLAN.pdf  
D7 383 01 02 003 PROPOSED LANDSCAPING PLAN.pdf  
D8 383 01 02 004 PROPOSED SITE PLAN.pdf  
D9 383 01 02 005 PROPOSED GROUND IN CONTEXT.pdf  
D10 383 01 02 006 PROPOSED DEMOLITION PLAN.pdf  
D11 383 01 02 007 PROPOSED PLANTING.pdf  
D12 383 01 02 100 PROPOSED FLOOR PLAN BASEMENT.pdf  
D13 383 01 02 101A PROPOSED FLOOR PLAN GROUND.pdf  
D14 383 01 02 102 PROPOSED FLOOR PLAN FIRST.pdf  
D15 383 01 02 103 PROPOSED FLOOR PLAN ROOF.pdf  
D16 383 01 02 200A PROPOSED ELEVATIONS.pdf  
D17 383 01 02 201 PROPOSED ELEVATIONS.pdf  
D18 383 01 02 202 PROPOSED PORTICO ELEVATIONS.pdf  
D19 383 01 02 300 PROPOSED SECTION LONG.pdf  
D20 383 01 02 301 PROPOSED SECTION SHORT.pdf  
D21 383 01 02 302 PROPOSED SECTION SITE AND  
CONTEXT.pdf  
D22 383 01 02 400 PROPOSED CGI.pdf  
D23 383 01 02 500 GARDEN STRUCTURES.pdf  
D24 383 01 02 501 GARDEN STRUCTURES.pdf  
D28 Woodfold Site Gardens Landscape Philosophy.pdf  
D29A Woodfold Baseline LVA - Rev C.pdf  
D29B Woodfold Baseline LVA Appendix A TPOs Woodfold Estate  
1988.pdf  
D29C Woodfold Baseline LVA Drawing 01 Landscape  
Constraints.pdf  
D29D Woodfold Baseline LVA Drawing 02 Topography.pdf  
D29E Woodfold Baseline LVA Drawing 03 Landscape Character  
Areas.pdf

D29F Woodfold Baseline LVA Drawing 04 ZTV.pdf  
 D32 Woodfold Planning Statement.pdf  
 D33 RVBC Preapp Response.pdf  
 D34 Woodfold Counsel Advice.pdf  
 D35 TAG Peer Review Group Woodfold Villa Initial.pdf  
 D36 TAG Peer Review Group Woodfold Villa Final.pdf  
 D27 Woodfold Repairing the Landscape Analysis.pdf  
 D26 Woodfold Character Study.pdf  
 D31 Woodfold AIA AMS.pdf  
 D37 Woodfold Specialist Design Appraisal Jeremy Musson.pdf  
 D30 Woodfold PEAR 2022 v2.pdf  
 D25B Woodfold Design and Access Statement Part 2.pdf  
 D25C Woodfold Design and Access Statement Part 3.pdf  
 D25D Woodfold Design and Access Statement Part 4.pdf  
 D25E Woodfold Design and Access Statement Part 5.pdf  
 D25F Woodfold Design and Access Statement Part 6.pdf  
 D25H Woodfold Design and Access Statement Part 8.pdf  
 D25I Woodfold Design and Access Statement Part 9.pdf  
 D25J Woodfold Design and Access Statement Part 10.pdf  
 D25K Woodfold Design and Access Statement Part 11.pdf  
 D25L Woodfold Design and Access Statement Part 12.pdf  
 D25M Woodfold Design and Access Statement Part 13.pdf  
 D25O Woodfold Design and Access Statement Part 15.pdf  
 D25P Woodfold Design and Access Statement Part 16.pdf  
 D25Q Woodfold Design and Access Statement Part 17.pdf  
 D25R Woodfold Design and Access Statement Part 18.pdf  
 D25N Woodfold Design and Access Statement Part 14.pdf  
 D25G Woodfold Design and Access Statement Part 7.pdf  
 D38A 23 0207 Email.pdf  
 D38B 23 0207 Response Letter.pdf  
 D39A 23 0426 Email.pdf  
 D39B 23 0426 Response Letter.pdf

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**Design and access statement submitted with application**

Yes

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**Design and access statement**

D25A Woodfold Design and Access Statement Part 1.pdf

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**Decision letter**

D3 3 2022 0988 Decision Notice.pdf

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## Your appeal

**Appeal statement** D1 Statement of Case 280224.pdf

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**Any plans or drawings to support your appeal** No

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**Do you plan to submit a planning obligation to support your appeal?** No

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**Any documents to support your appeal** Yes

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**Supporting documents**

- D40 The Proportion of Classical Architecture compressed.pdf
- D41 Age of Surrounding Buildings.pdf
- D42 Blackburn Country Houses Gazetteer compressed.pdf
- D43 Woodfold Hall and Woodfold Villa Comparison.pdf
- D44 Woodfold Montages.pdf
- D45 A Addendum to CDS 25feb24.pdf
- D45 B Addendum to CDS Appendix.pdf
- D46 383 01 27 001 Gutter Detail.pdf
- D47 JMusson re appeal WOODFOLD villa 12 02 24.pdf
- D48 Woodfold Villa KF Review Feb24 med res.pdf
- D49 Incola Woodfold Villa GB Statement 270224.pdf
- D50 JM Reason 4 Observations.pdf
- D51 SHD1343 SHD Lighting Assessment Report R1.pdf
- D52 Ecology update January 2024 v1 1.pdf
- D54 23 1109 Technical Note Access Visibility.pdf
- D55 3 2012 0359 Original Stables DN.pdf
- D56 3 2020 0011 Stable Exn Officer Report.pdf
- D53A Woodfold BNG Metric.pdf
- D53B Woodfold BNG Macro.pdf
- Woodfold List of Docs.pdf

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