

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:** 3/2023/0334

**DECISION DATE:** 09 August 2023

**DATE RECEIVED:** 01/06/2023

**APPLICANT:**

Mr Toby Whittaker  
White Hill  
Back Lane  
Read  
Burnley  
BB12 7QP

**AGENT:**

Miss Zara Moon  
Unit 37 Mitton Road Business Park  
Mitton Road  
Whalley  
BB7 9YE

**DEVELOPMENT PROPOSED:** Proposed demolition of the existing 2 storey conservatories and replacement with a 2 storey side extension. Demolition of existing garage and construction of a 2 storey replacement garage with guest suite above, attached to main house.

**AT:** White Hill Back Lane Read Burnley BB12 7QP

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless any condition specifies differently, the permission shall relate to the development as shown on the following Plans Reference:

E00.01 Location plan  
P01.01 Proposed site plan  
P02.01 Proposed Lower Ground Floor Plan  
P02.02 Proposed Ground Floor Plan  
P03.01 Proposed Elevations

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The materials to be used on the external surfaces of the development shall be those as indicated on Application Form and the approved plans and shall be implemented in strict accordance.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees within the site shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction].

The details of which shall be implemented in full under the supervision of a qualified arboriculturalist prior to commencement of any part of the development hereby approved.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within any root protection area, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree felling or pruning shall be implemented without prior written consent, which will only be granted if the local authority is satisfied that it is necessary is in accordance with BS3998 and carried out by a professional arboricultural contractor.

Reason: In order to ensure that any trees within the site are afforded maximum physical protection from any potential adverse effects of the development.

#### 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.

*Nicola Hopkins*

**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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.